



206 KILLINCHY ROAD

Lisbane BT23 5NE

Offers around **£185,000**



DETACHED COTTAGE | 2 🏠 | 1 🚽 | 1 🛏

This is an excellent opportunity to acquire a delightful and charming detached cottage nestled in the heart of Lisbane Village. This quaint cottage offers the perfect blend of comfort and character whilst still close to many local amenities. The Poachers Pocket Restaurant which is well known for its cosy atmosphere and great food is within walking distance.

KEY FEATURES

- Delightful and Charming Detached Cottage Nestled in Lisbane Village
- Close to Many Local Amenities including a Wide Range of Excellent Restaurants - The Poachers Pocket, Balloo House, Overwood and Daft Eddys
- Provides Convenience to Good Road and Bus Networks
- Family Lounge Full of Charm and Character with Double Height Ceiling, Wooden Beams and Wood Burning Stove
- Country Style Kitchen / Dining with Beautiful Limestone Floor Tiles
- Two Comfortable Bedrooms
- Family Shower Room
- Floored Mezzanine Roof space Overlooking Family Lounge
- Decorative Brick Driveway Providing Off Street Car Parking
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Rear Garden Provides Peaceful Sanctuary For Outdoor Entertaining or Al Fresco Dining
- We Expect Demand to be High and Recommend Your Earliest Possible Internal Inspection
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Kitchen/Dining
14'3" x 9'
- Family Lounge
15'1" x 11'1"

Ground Floor

- Bedroom One
14'3" x 9'10"
- Bedroom Two
7'11" x 12'
- Bathroom

Outside

- To the front fully enclosed decorative brick driveway, gates, flowerbed edging with planting, oil tank, boiler, outside light.
- To the rear a fully enclosed garden with paved patio area, pebbled courtyard, mature planting including trees and shrubs, outside water, outside light



DIRECTIONS

From Comber Square head along Killinchy Street, continue straight onto Killinchy Road towards Lisbane number 206 will be on the left-hand side facing The Poachers Pocket.



THE LOCAL AREA

Lisbane is a small village and townland between Balloo and Comber with pretty, scenic walks, rich history and glorious food on its doorstep including The Poachers Pocket and The Old Post Office Tea Rooms. Mahee Island is a short distance from Lisbane and hosts breathtaking views of Strangford Lough from the island's golf course. Places of considerable interest on the island include the ruins of Mahee Castle and Nendrum Monastery.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	57	66
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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