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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



11 Carnesure Manor
Comber, BT23 5SJ

ASKING
PRICE

£395,000

Rarely do one of these fine detached family homes come onto the open market! Situated within one of the most desirable residential areas in Comber, this stunning home boasts both spacious accommodation internally with a large family sized garden to match!

The accommodation is generously proportioned, flexible and includes a fabulous entrance hall worthy of this homes dimensions, off which the four reception areas can be found. A formal sitting room with large inglenook fireplace adjoins the open plan dining room, family room with gas fire, and kitchen open plan to dining area / sun room provide the brightest and most inviting space to cook and dine. A modern downstairs w.c and utility room leading to the double garage completes the ground floor. Five well-proportioned bedrooms (master bedroom with contemporary en-suite) and stunning modern white bathroom suite are all located to the first floor.

Located just off the Killinchy Road, the well renowned Carnesure Development offers easy and direct access to Dundonald, Belfast and Newtownards. An excellent range of both primary and secondary schools are also easily accessible.

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ACCOMMODATION

ENTRANCE Upvc entrance door with matching side panels.

RECEPTION HALL 5.03m (16'6) x 3.96m (13')
Tiled floor; wiring for wall lights; telephone connection point; feature 'Porthole' stained glass window.



WC 2.92m (9'7) x 1.02m (3'4)
Modern white suite comprising close couple wc; wall mounted wash hand basin with mono mixer tap and cupboards under; tiled floor and walls.

LOUNGE 6.93m (22'9) x 4.29m (14'1)

Stunning red brick inglenook fireplace with cast iron gas fire on tiled hearth; large bay window; cornice ceiling; television aerial connection point; glazed double doors through to:



DINING ROOM 4.5m (14'9) x 3.96m (13')
Cornice ceiling; sliding patio doors to rear.



FAMILY ROOM 4.62m (15'2) x 3.3m (10'10)

Beautiful cast iron fireplace with feature tiled inset; gas fire; slate hearth; mahogany fire surround; solid oak wood strip floor; cornice ceiling; television aerial connection point.



KITCHEN / DINING AREA 6.2m (20'4) x 4.6m (15'1) (maximum measurements)

Superb range of high gloss high and low level cupboards and drawers incorporating 1½ tub white porcelain sink unit with swan neck mixer tap; waste disposal unit; integrated 'Hotpoint' electric oven / grill; 'Baumatic' 4 ring ceramic hob with extractor hood and curved glass inset over; 'Indesit' dishwasher; integrated microwave; 'Creda' fridge; formica worktops with matching splashback and breakfast bar; recessed spotlights; under cupboard lighting; cornice ceiling; television and telephone connection points; part tiled walls; tiled floor; open through to:



SUN ROOM 3.4m (11'2) x 2.74m (9'0)

Tiled floor; recessed spotlights; power points; television aerial connection point; glazed upvc door to rear.



UTILITY ROOM 4.01m (13'2) x 2.11m (6'11)

Single drainer stainless steel sink unit with mixer tap; good range of low level laminate cupboards and drawers; formica worktops; part tiled walls; space and plumbing for washing machine and tumble dryer; space for fridge and freezer; tiled floor; glazed upvc door to rear; access to integral double garage.



STAIRS TO FIRST FLOOR

Stained dark oak staircase with matching balustrades and turned spindles leading to:



MINSTREL GALLERIED LANDING

Cornice ceiling; recessed spotlights; access to roofspace via a slingsby type ladder - partially floored; hotpress with insulated copper cylinder and 'Willis' type immersion heater.

MASTER BEDROOM 5.69m (18'8) x 4.32m (14'2)

(maximum measurements)

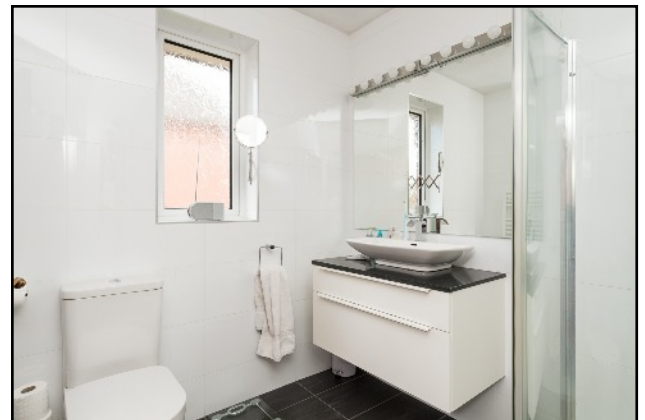
Cornice ceiling; telephone connection point; excellent range of built-in bedroom furniture.



ENSUITE SHOWER ROOM 2.13m (7'0) x 2.13m (7')

(maximum measurements)

Contemporary white suite comprising separate tiled quadrant shower cubicle with 'Bristan' thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close couple wc; 'Svedbergs' wash hand basin with mixer tap on granite surface with drawers under; tiled floor and walls; extractor fan; towel radiator.



BEDROOM 2 4.32m (14'2) x 3m (9'10)

(maximum measurements)

Cornice ceiling; television aerial connection point; telephone connection point.

BATHROOM 3.2m (10'6) x 2.97m (9'9)

Luxurious white suite comprising freestanding bath with free standing swan neck mixer tap and telephone shower attachment; close couple wc; wall mounted wash hand basin with mono mixer tap and drawers under; large separate tiled shower cubicle with 'Mira Vie' electric shower unit and wall mounted telephone shower attachment; glass shower screen; towel radiator; tiled walls and floor.



STUDY / BEDROOM 3

3.33m (10'11) x 3.28m (10'9)

Under eaves storage cupboards; telephone connection point.

BEDROOM 4 4.29m (14'1) x 3m (9'10)

Cornice ceiling; built-in wardrobes; television and telephone connection points.



BEDROOM 5 5.97m (19'7) x 3.35m (11')

Access to under eaves storage; telephone connection point; tv connection point..

OUTSIDE

Spacious brick Pavia driveway providing excellent parking space and leading to:

INTEGRAL GARAGE 5.97m (19'7) x 5.54m (18'2)

Twin electric up and over doors; ample light and power points; 'Firebirds' oil fired boiler; access to:



STORE 2.11m (6'11) x 1.83m (6'0)

Gardens

Beautifully maintained front gardens laid out in lawn; decorative pebbled flowerbeds hosting a fantastic range of colourful ornamental and flowering shrubs and trees.

Fully enclosed and spacious rear gardens laid out in lawn and planted with a selection of mature trees; separate





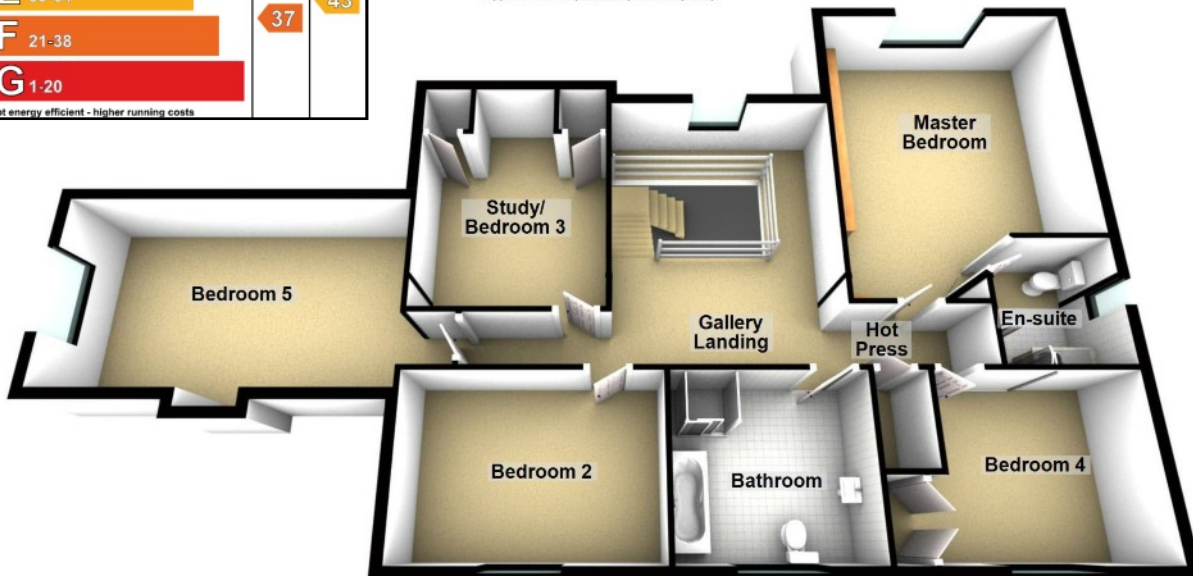
Ground Floor

Approx. 131.2 sq. metres (1412.3 sq. feet)



First Floor

Approx. 127.5 sq. metres (1372.5 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	37	43
G 1-20		
Not energy efficient - higher running costs		

CAPITAL / RATABLE VALUE

£330,000. Rates Payable = £2355.21 per annum (approx.)



VIEWING

By Appointment with Agent



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