

simon**BRIEN**
RESIDENTIAL

8 Unicarval Road,
Comber, Newtownards, BT23 5LA



Asking Price £650,000

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KEY FEATURES

- Spectacular Detached Residence Extending To Approximately 5,200 Sq Ft
- Passive Energy House
- Convenient To Belfast, Dundonald, Comber & Newtownards
- Attached Double Garage
- Underfloor Heating
- Wash Room
- Utility Kitchen
- Hardwood Triple Glazed Windows
- Gym
- Utility Room
- Four Reception Rooms
- Five Bedrooms (Four With Ensuite Access)
- Property Requires Internal & External Finishes
- Site Extending To Approximately 3.2 Acres With Forest And Old Water Mill Included In The Grounds
- Car Port
- Switch Over System For Generator
- Air Handling System

SUMMARY

This magnificent detached dwelling occupies an elevated position overlooking open countryside amidst grounds extending to approximately 3.2 acres. The property whilst constructed to a high standard with some stunning architectural features, remains unfinished and a competent contractor would be instructed to complete the build.

This provides the successful purchaser an opportunity to choose and fit their finishes throughout to their own specification. This will include bathrooms, flooring, fireplaces, and kitchen. Upon entering the capacious reception hall, one is struck by the scale and thoughtful design with a feature central hand carved oak staircase dividing the space. The proportions of the principal rooms are generous and well planned with great use of light throughout this 5,200 Sq Ft residence. Outside, there are grounds extending to approximately 3.2 acres.

Only upon internal inspection can one appreciate the full scale of this impressive property.

ACCOMMODATION

LOWER GROUND FLOOR

L-SHAPED DINING ROOM: **32' 2" x 22' 6" (9.8m x 6.86m)**

Oak floor. Potentially a cinema room. Wired for a projector.

ATTACHED GARAGE **25' 0" x 23' 6" (7.62m x 7.16m)**

Underfloor heating. Roller door.

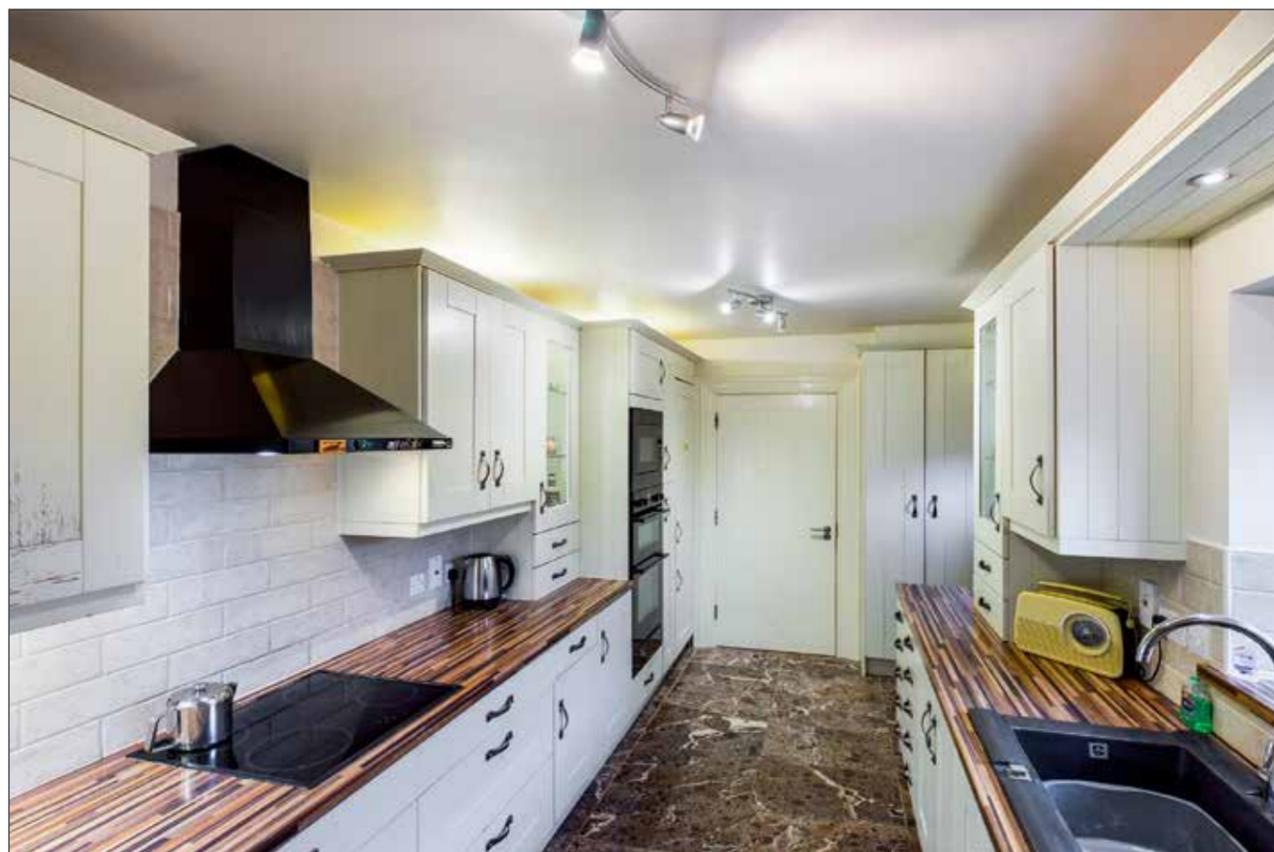
UTILITY KITCHEN: **17' 0" x 8' 0" (5.18m x 2.44m)**

Full range of high and low level units. 4 ring ceramic hob with extractor hood over. Single drainer sink unit with mixer taps. Built-in dishwasher and microwave. Fridge/freezer. Larder. Marble tiled floor.

WET ROOM:

Semi-pedestal wash hand basin with mixer taps. Low flush WC. Fully tiled walls. Ceramic tiled floor. Heated towel radiator.





GROUND FLOOR

Entrance door leading to:

RECEPTION HALL:

28' 0" x 18' 0" (8.53m x 5.49m)

Corniced ceiling. Recessed spot lights. Hand carved Oak central staircase.

CLOAKROOM:

Plumbed for WC.

DRAWING ROOM:

46' 5" x 18' 0" (14.15m x 5.49m)

Impressive vaulted ceiling with exposed oak beams. Dual aspect with French double doors to front and rear. 'Inglewood' fireplace with space for cast iron fire.

KITCHEN:

24' 3" x 13' 5" (7.39m x 4.09m)

Plumbed for kitchen. Steps to lower level.

FIRST FLOOR

BEDROOM (1):

18' 6" x 18' 0" (5.64m x 5.49m)

French double doors to Juliette balcony.



ENSUITE BATHROOM:

Plumbed for bathroom.

WALK-IN DRESSING ROOM:

13' 10" x 5' 7" (4.22m x 1.7m)

BEDROOM (2):

13' 6" x 11' 7" (4.11m x 3.53m)

Oak floor. Built-in wardrobes.

JACK & JILL ENSUITE:

Fully tiled shower cubicle with illuminated shower head. Twin sink units. WC. Fully tiled walls and ceramic tiled floor.

BEDROOM (3):

13' 6" x 12' 5" (4.11m x 3.78m)

Oak floor. Corniced ceiling. Built-in wardrobe.

BATHROOM:

13' 7" x 11' 5" (4.14m x 3.48m)

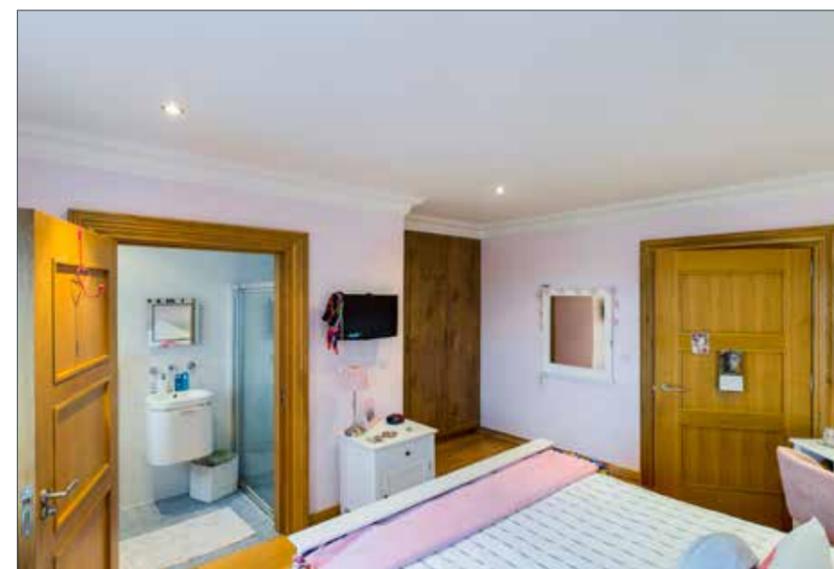
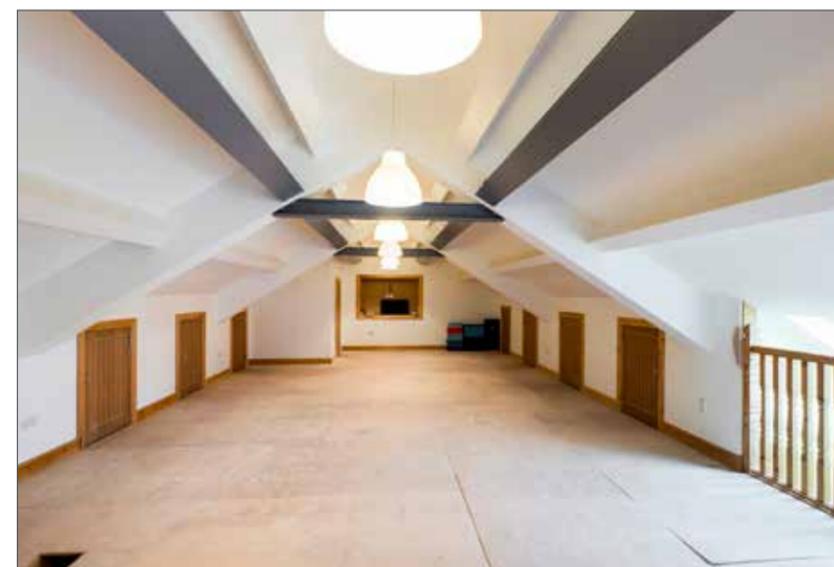
BEDROOM (4):

13' 7" x 11' 0" (4.14m x 3.35m)

Oak floor. Built-in wardrobes.

SHOWER ROOM:

Fully tiled shower cubicle with illuminated shower head. Vanity unit. Low flush WC. Fully tiled walls. Ceramic tiled floor. Towel radiator.



SECOND FLOOR

GALLERY LANDING:

14' 7" x 11' 0" (4.44m x 3.35m)

2 x Velux windows.



BEDROOM (5) / STUDY:
20' 0" x 16' 9" (6.1m x 5.11m)

Countryside views.

GYM:
44' 4" x 19' 4" (13.51m x 5.89m)

Superb storage into eaves.

Large airing cupboard.



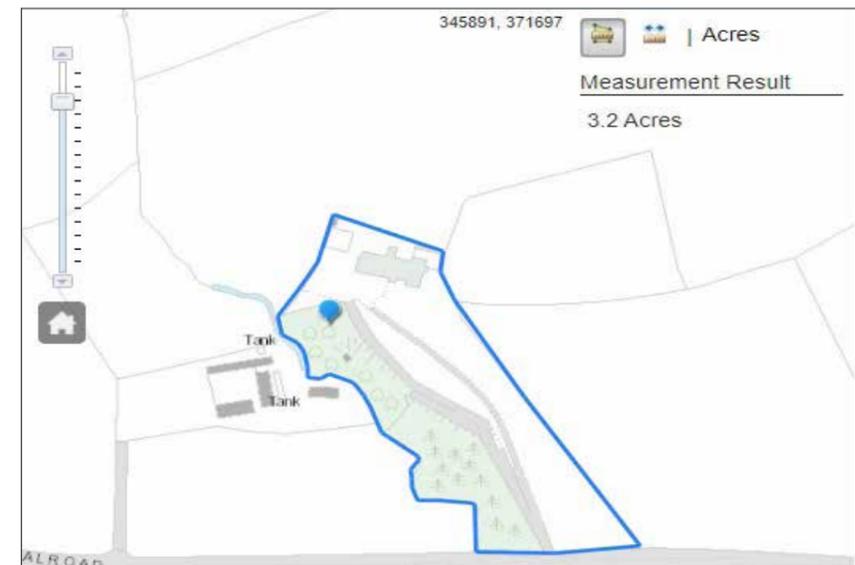
OUTSIDE
WASH ROOM:
16' 5" x 9' 3" (5m x 2.82m)

Roller door. Power and light. Plumbed for washing machine. Belfast sink.

CAR PORT:
32' 5" x 33' 0" (9.88m x 10.06m)

With full planning permission for a detached garage and living accommodation above.

BOILER HOUSE:
Oil fired boiler.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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REF: SHJD/K/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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