

simonBRIEN
RESIDENTIAL

6 Cuttles Court,
Comber, BT23 5YR



Asking Price £279,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Spacious Family Home With Adaptable Accommodation Over Three Floors
- Five Bedrooms (Two On First Floor & Three On Lower Ground Floor)
- Dining Kitchen With Countryside Views To Rear
- Living Room With Double Doors To Dining Room
- Sitting Room With Sliding Door To Garden
- Integral Garage
- Double Glazing
- Oil Fired Central Heating
- Driveway For Two Cars
- Large Mature Rear Garden
- Mature Front Garden
- Superb & Sought After Location, Close To Town Centre & Transport Links To Belfast
- Close Proximity To Various Amenities, recreational Facilities & Schools

SUMMARY

A superb family home with adaptable accommodation situated in a quiet cul-de-sac in a sought after area of Comber.

The development has been exceptionally popular since its conception due to the quality of housing, generous sites, and its proximity to the town centre, transport links and schools. This split level home offers flexible accommodation over three floors with some countryside views to the rear. At ground level there is a spacious living room with double doors to the dining room, and a large kitchen with convenient access to the integral garage. The lower ground floor is currently home to three bedrooms, a family room, bathroom, and a large walk in store that would be ideal as a study or computer room. There is the potential to increase the value and saleability on the first floor with this home, to two bedrooms with scope for an ensuite or a superb master suite with ensuite and dressing room. Externally, there is off street parking for two cars, and mature well maintained gardens to the front and rear, ideal for families.

This is an excellent opportunity to acquire a family home with spacious and flexible accommodation that also offers room to put your own stamp on it in a number of ways to further enhance its numerous qualities.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood front door with glazed side panels leading to:

ENTRANCE HALL:

Cloaks cupboard.

DRAWING ROOM:

18' 9" x 11' 8" (5.72m x 3.56m)

Magnificent fireplace with contemporary wooden surround.
Door to:

DINING ROOM:

11' 6" x 10' 4" (3.51m x 3.15m)

KITCHEN / DINING AREA:

20' 4" x 10' 3" (6.2m x 3.12m)

Range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Laminate work surfaces. Integrated eye level oven. Built-in 4 ring hob with integrated extractor fan. Ceramic tiled floor. Recessed spotlighting.

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LOWER LEVEL

HALL:

Walk-in storage area. uPVC service door.

BEDROOM (1):

16' 3" x 11' 7" (4.95m x 3.53m)

BEDROOM (2):

10' 6" x 9' 6" (3.2m x 2.9m)

BEDROOM (3):

9' 5" x 8' 8" (2.87m x 2.64m)



SITTING ROOM:

13' 0" x 9' 3" (3.96m x 2.82m)

Sliding doors to garden.

BATHROOM:

Coloured suite comprising of low flush WC. Pedestal wash hand basin. Panel bath. Fully tiled shower cubicle with thermostatically controlled shower unit. Heated towel radiator.

FIRST FLOOR

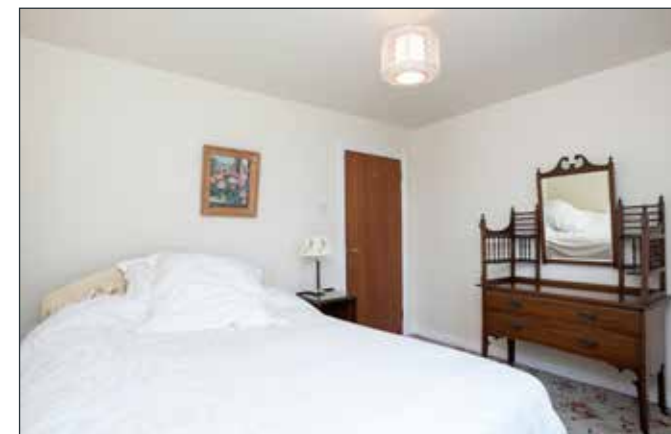
BEDROOM (4):

16' 9" x 11' 5" (5.11m x 3.48m)

POTENTIAL BEDROOM & ENSUITE:

17' 1" x 16' 9" (5.21m x 5.11m)

Or can be used for a separate bathroom and area for a bedroom or other uses. Floored and sheeted.



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GROUND FLOOR



All measurements on floor plans are approximate, and are for display purposes only

LOWER LEVEL



FIRST FLOOR



OUTSIDE

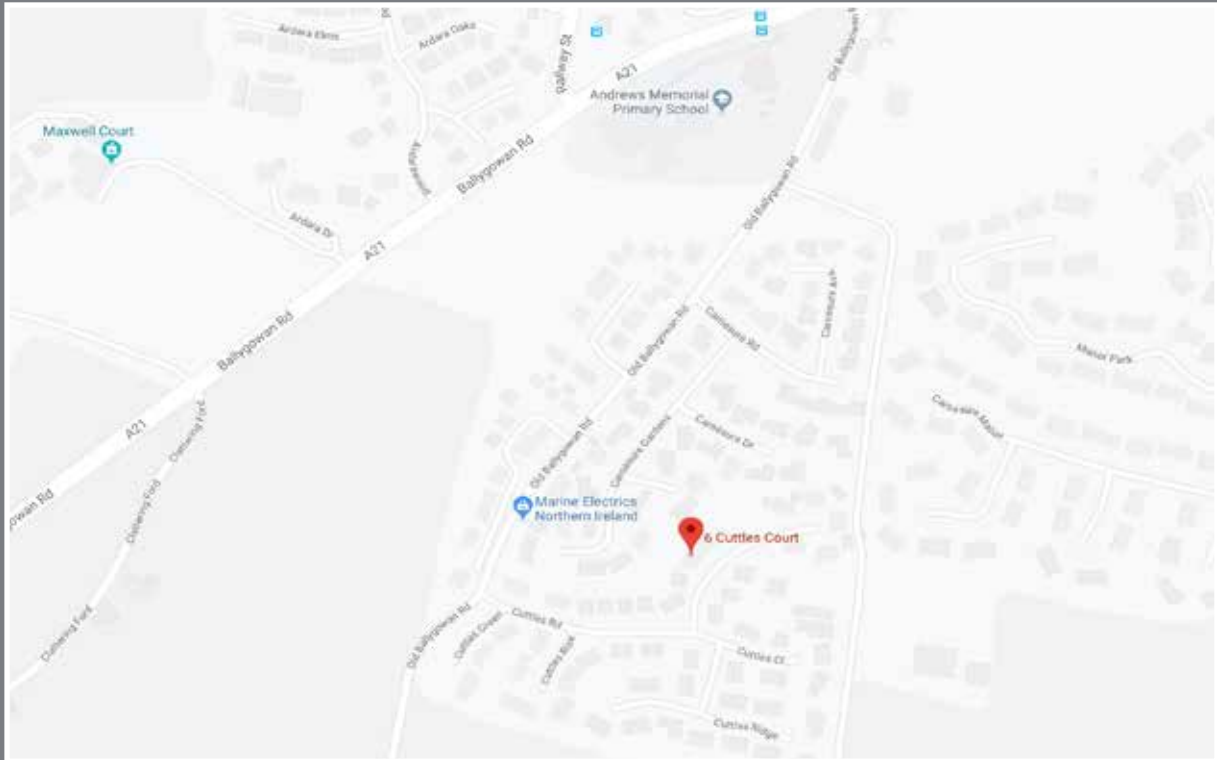
To the front - brick paviour driveway for 2-3 cars, and garden in lawns with outside tap. To the rear - enclosed garden in lawns surrounded by mature trees, well stocked flowerbeds, paved patio area, and outside light.

INTEGRAL GARAGE:

18' 5" x 10' 3" (5.61m x 3.12m)

Electric up and over door. Plumbed for washing machine. Light and power. Service door. 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

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: AM/G/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	55	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9209-1487-5029-2200-2313

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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