

simon**BRIEN**
RESIDENTIAL

108 Glen Road,
Comber, BT23 5QT



Asking Price £484,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Stunning detached residence located on the outskirts of Comber
- Set on a good site circa 0.7 of an acre with outside space incorporating a brick paved patio ideal for entertaining, gardens laid in lawn and ample parking
- Ideal location for schools & amenities just minutes drive from Dundonald and the Castlereagh Hills leading to South and East Belfast
- Beautifully presented drawing room with feature wood burning stove
- Bright spacious kitchen/living/dining room with luxury fitted kitchen and central island with breakfast bar
- 4 good sized bedrooms; 3 with ensuite shower rooms
- Detached double garage with floored roof space
- Oil fired central heating system
- Alarm system
- Beam vacuum system



SUMMARY

Located on the outskirts of comber this stunning detached home is the epitome of semi-rural living. The idyllic location is just minutes' drive from Comber town centre, Dundonald and Castlereagh offering the perfect base for commuters wishing to have the best of both worlds along with access to many amenities such as La Mon Hotel & Country Club and Castlereagh Hills golf course.

The entrance of the property is set back off the Glen Road with automated electric gates leading to the driveway and forecourt which has been laid in gravel and offers ample parking. Internally on the ground floor the reception hall leads to all of the reception rooms with a beautifully presented drawing room with feature wood burning stove, a separate living room looking onto the rear garden and a bright spacious open plan kitchen, living, dining room with access to a utility room with cloak room. The luxury kitchen is fully fitted with polished granite worktops, a good range of storage cupboards & glass fronted display units, a range of integrated appliances and a black oil fired Aga range. There is a large central island unit with polished granite worktop, incorporating storage and breakfast bar. Modern touches to this home are a fitted beam vacuum system, security alarm system and underfloor heating to the ground floor.

To the first floor there is a spacious landing which is currently used as a study area or could also be adapted to a casual seating area. Off the landing are 4 good sized bedrooms, 3 of which boast an ensuite shower room and a fully tiled main bathroom. The master bedroom looks over the rolling countryside and offers a range of built-in wardrobes and a fully tiled ensuite shower room. Bedroom two also enjoys stunning views and a good sized ensuite shower room.

Externally the property offers plenty of space for entertaining with a brick paved patio ideal for barbecues alongside well maintained gardens laid in lawn. To the side of the house there is a detached double garage with automated roller door and a floored roof space offering additional storage.

To arrange a private viewing appointment please contact the Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

RECEPTION HALL:

21' 9" x 14' 3" (6.63m x 4.34m)

Mahogany front door with side panel, recessed lighting, ceramic tiled floor, glazed double doors to:



DRAWING ROOM:

19' 0" x 16' 3" (5.79m x 4.95m)

Feature wood burning stove, recessed lighting, ceramic tiled floor.



LIVING ROOM:

17' 0" x 11' 10" (5.18m x 3.61m)

Ceramic tiled floor, recessed lighting.



SPACIOUS KITCHEN/LIVING / DINING ROOM:

LIVING AREA:

13' 3" x 12' 0" (4.04m x 3.66m)

Ceramic tiled floor, recessed lighting, open to:

KITCHEN/DINING AREA:

27' 5" x 18' 10" (8.36m x 5.74m)

Luxury fully fitted kitchen with an excellent range of high and low level units, glazed display units with polished granite worktops, 1.5 tub stainless steel sink unit, housing for American style fridge freezer, integrated dishwasher, 2 oven black oil fired Aga, large central island with breakfast bar, integrated microwave and storage.





**UTILITY ROOM:
11' 10" x 10' 0" (3.61m x 3.05m) Max.**

Range of high and low level units and worktops, single drainer stainless steel sink unit, plumbed for washing machine.

CLOAKROOM:

White suite comprising: Low flush WC, wash hand basin, ceramic tiled floor, recessed lighting.



FIRST FLOOR

SPACIOUS LANDING:

With study area.

MASTER BEDROOM:

19' 0" x 15' 10" (5.79m x 4.83m) Max.

Range of built in wardrobes, recessed lighting.



ENSUITE SHOWER ROOM:

White suite comprising: low flush WC, wash hand basin, shower enclosure with thermostatically controlled shower, recessed lighting, extractor, fully tiled.



BEDROOM (2):
16' 3" x 12' 3" (4.95m x 3.73m)

Recessed lighting.



ENSUITE SHOWER ROOM:

Half tiled walls, pedestal wash hand basin, low flush WC, shower enclosure, thermostatic shower, ceramic tiled floor.



BEDROOM (3):
11' 10" x 10' 9" (3.61m x 3.28m)

Built in robe.

ENSUITE SHOWER ROOM:

Half tiled walls, pedestal wash hand basin, low flush WC, shower enclosure with thermostatically controlled shower, extractor, ceramic tiled floor.

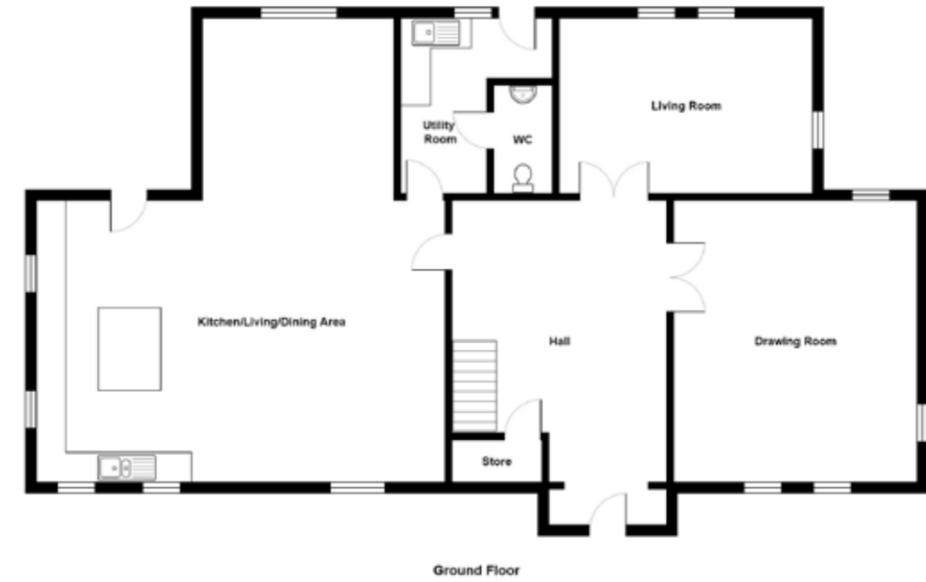




BEDROOM (4):
12' 9" x 11' 2" (3.89m x 3.4m)
 Carpeted, recessed lighting.



BATHROOM:
 Fully tiled walls, panel bath with shower, lfwc, pwhb, recessed light, ceramic tiled floor and extractor.



All measurements are approximate and for display purposes only



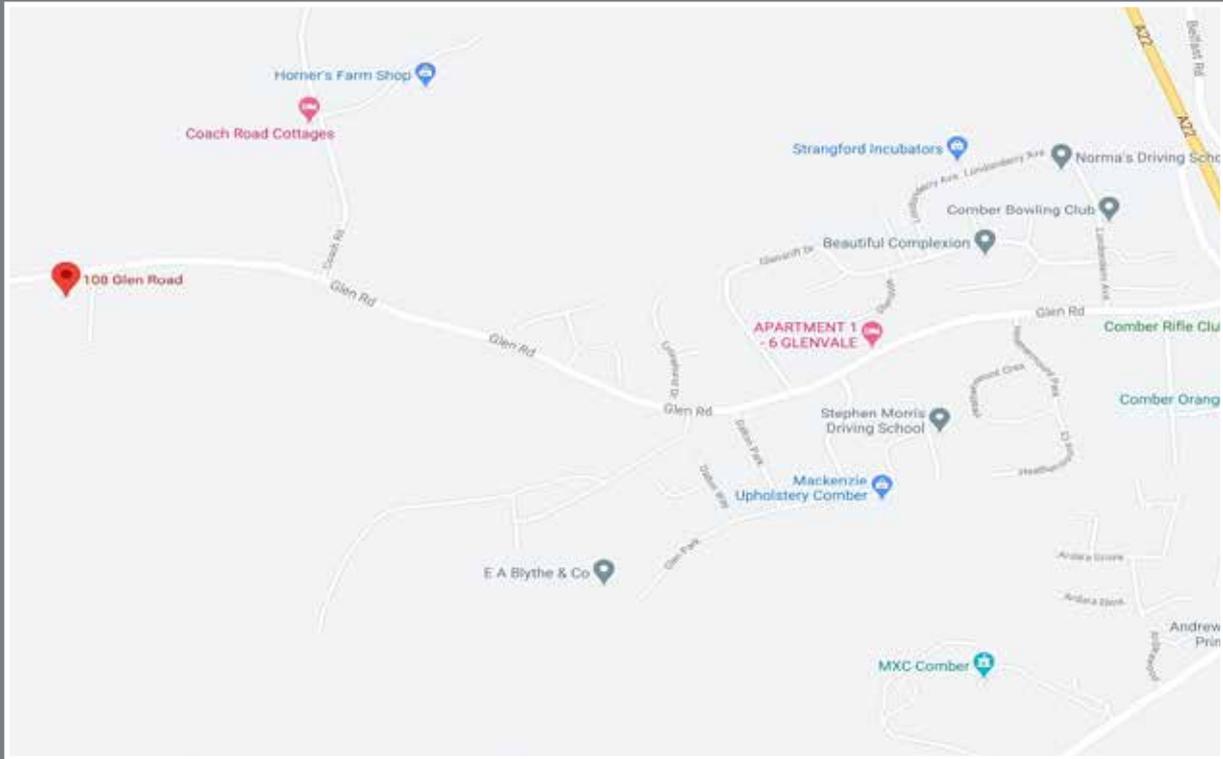
OUTSIDE
 Electric gates with gravel driveway leading to ample parking to front of property. Gardens are laid in lawns with paved patio area to the rear and side of the property.

GARAGE:
24' 9" x 21' 7" (7.54m x 6.58m)
 Automated roller door, recessed lighting, PVC side door. Folding ladder to:

FIRST FLOOR
24' 9" x 12' 0" (7.54m x 3.66m)
 Floored, light.



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: AW/1/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	75
D 55-68		
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9399-9039-0228-6494-2910

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