

**simonBRIEN**  
RESIDENTIAL

9 Ardnavey Park,  
Comber, BT23 5SH



Asking Price £240,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A smart, modern semi-detached villa
- Of recent construction, built circa 2016
- Deceptively spacious throughout
- Lounge with inglenook style fireplace and wood burning stove
- Large open plan modern kitchen, formal dining and sun room to the rear of the property
- Downstairs cloakroom comprising modern white suite
- Separate utility room in matching units
- Four good sized bedrooms
- Bed one with luxury ensuite shower room
- Luxury family bathroom comprising modern white suite
- Tarmac driveway to side with off road parking for up to 3 cars
- Superb gardens to front and rear in lawns, modern paved patio, trees and fencing
- Phoenix gas central heating system
- uPVC double glazed windows, composite front door
- Alarm system



#### SUMMARY

Located amongst the leafy suburbs of Comber town, "Ardnavey" has become one of the most popular developments within the area in recent years. Acknowledged for its superior build quality, modern architecture and being positioned within easy striking distance of the bustling town, it is easy to see why Ardnavey is the ideal place to live.

The subject property is deceptive in its proportions and provides an excellent range of accommodation which will suit the needs of today's modern family. Briefly comprising of, entrance hall, lounge with attractive inglenook style fireplace and wood burning stove, downstairs cloak room, large open plan modern fitted kitchen/ dining room/ sunroom area and separate utility room. Upstairs there are 4 good sized bedrooms, bed 1 has a modern ensuite, there is also a luxurious modern bathroom.

Externally the subject property rests on a great site with gardens to the front and large to rear laid out in lawns, modern paved patio, trees, well stocked flower beds and fencing. A tarmac drive to the side, with off road parking for up to 3 cars completes the exterior.

Interest levels are expected to be high on this property, so please do arrange your internal viewing appraisal at your earliest convenience.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Modern paved path to sage green composite front door, outside light.

##### ENTRANCE HALL:

Ceramic tiled floor, cloaks cupboard.

##### CLOAKROOM:

Modern white suite comprising: Pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, extractor fan.



**LOUNGE:****16' 6" x 11' 9" (5.03m x 3.58m)**

Attractive Inglenook style fireplace, stone clad inset, wood burning stove, granite hearth, telephone point, TV point.

**LUXURY KITCHEN/DINING OPEN TO SUN ROOM:****21' 11" x 21' 3" (6.68m x 6.48m)**

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level mushroom shaker style units, granite work surfaces, 5 ring gas AEG hob unit, double built in AEG oven, glass and stainless steel extractor hood, integrated fridge freezer, dishwasher and bin storage, display cabinets, ceramic tiled floor, concealed lighting, LED recessed spotlights, open plan to Sun Room with uPVC double glazed French doors to rear enclosed garden.

**UTILITY ROOM:****6' 2" x 5' 5" (1.88m x 1.65m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level mushroom shaker style units, Formica roll edge work surfaces, plumbed for washing machine, concealed Worcester Bosch Phoenix gas boiler, ceramic tiled floor, extractor fan, uPVC double glazed door to side.

**FIRST FLOOR****LANDING:**

Access to roofspace, concealed linen cupboard.

**BEDROOM (1):****12' 1" x 9' 10" (3.68m x 3m)****LUXURY ENSUITE:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity unit, wash hand basin with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, large chrome towel radiator, LED recessed spotlighting, extractor fan.







**BEDROOM (2):**  
**12' 1" x 11' 9" (3.68m x 3.58m) At widest points.**

Views to Scrabo Tower.



**BEDROOM (3):**  
**10' 6" x 8' 0" (3.2m x 2.44m)**

Excellent range of mirror fronted Sliderobes.

**BEDROOM (4):**  
**9'10 x 7'10" ((3.0m x 2.39m)**



**LUXURY BATHROOM:**

Modern white suite comprising: Panelled shower bath with mixer taps, thermostatically controlled shower over bath, glass shower screen, pedestal wash hand basin with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan, large chrome towel radiator.



**OUTSIDE**

Landscaped gardens to front and relatively private to rear laid out in manicured lawns, large modern paved patio and path, trees, fencing, well stocked flowerbeds, outside light, outside water tap, pedestrian access to side for bicycles, bins etc. Large tarmac driveway to side of property with off road parking for 3 vehicles.



All measurements are approximate and for display purposes only

# 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

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## Lettings Department

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REF: RO/A/21/AN



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

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**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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