

simon**BRIEN**
RESIDENTIAL

76 Railway Street,
Railway Manor, Comber, BT23 5HQ



Offers Around £225,000

Telephone 02891 800700
www.simonbrien.com

KEY FEATURES

- Modern detached villa
- Three double bedrooms
- Master with luxury en-suite
- Black composite, triple glazed front door to large entrance hall
- Lounge with feature bay window
- Luxury kitchen in shaker style units, range of integrated appliances, porcelain tiled floor
- Downstairs cloakroom in modern white suite
- Luxury bathroom comprising white suite with separate shower cubicle
- Roof Space - floored for storage and has built in ladder access
- Tarmac driveway to side of property, plus additional visitor parking
- Garden to rear in enclosed area laid out in lawn, Tobermore paved patio and fencing
- Black uPVC double glazed windows and rear French doors
- Gas central heating system
- There are no management fees for this development

SUMMARY

An attractive, recently constructed detached property set on a large site within the popular and select Railway Manor development made up of only six detached homes. No.76 Railway Street has been finished and presented to a superb standard by our clients providing the lucky new owners nothing to do but move in.

Ideally positioned a short walk from the bustling Square in Comber, with its array of coffee shops, eateries, and independently owned stores all within easy reach from the property's front door. Schooling is well catered for within Comber at both Primary and Secondary level. Commuting distances to Belfast and Lisburn are very palatable, also Strangford Lough, Whiterock, and Killyleagh are all close at hand for the water sports enthusiast.

Externally the property has a tarmac drive to the side with parking for up to three cars, there is also visitor parking within the development. To the rear the garden is laid out in a manicured lawn, large paved patio and fencing. Interest levels are expected to be high, to arrange your private appointment, and please contact our Newtownards branch on 028 9180 0700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Black triple glazed composite front door, outside light.

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

Modern white suite comprising: Pedestal wash hand basin with mixer taps, push button WC, feature tiled floor and splashback, extractor fan.

LOUNGE:

13' 0" x 12' 1" (3.96m x 3.68m)

Feature bay window, television, telephone, and broadband points.





LUXURY KITCHEN/DINING ROOM:

16' 9" x 11' 11" (5.11m x 3.63m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level shaker style units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, glass splashback, glass and stainless steel extractor hood, integrated fridge freezer and dishwasher, concealed Baxi Phoenix gas boiler, concealed lighting, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed French doors to rear enclosed garden.

UTILITY STORE:

7' 0" x 3' 0" (2.13m x 0.91m)

Range of high level grey shaker style units, Formica roll edge work surfaces, plumbed for washing machine, ceramic tiled floor, extractor fan.



FIRST FLOOR

LANDING:

Access to roof space.



BEDROOM (1):

13' 1" x 12' 5" (3.99m x 3.78m)

Television, broadband and telephone points, feature bay window.



LUXURY ENSUITE:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, wall mounted wash hand basin with mixer taps and tiled splashback, push button WC, ceramic tiled floor, LED recessed spotlighting, extractor fan.



BEDROOM (2):
12' 0" x 8' 2" (3.66m x 2.49m)

BEDROOM (3):
12' 0" x 8' 2" (3.66m x 2.49m)

Broadband point.

LUXURY BATHROOM:

Modern white suite comprising: Panelled bath with mixer taps, separate fully tiled shower cubicle with thermostatically controlled shower, wall mounted wash hand basin with mixer taps and tiled splashback, push button WC, wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.

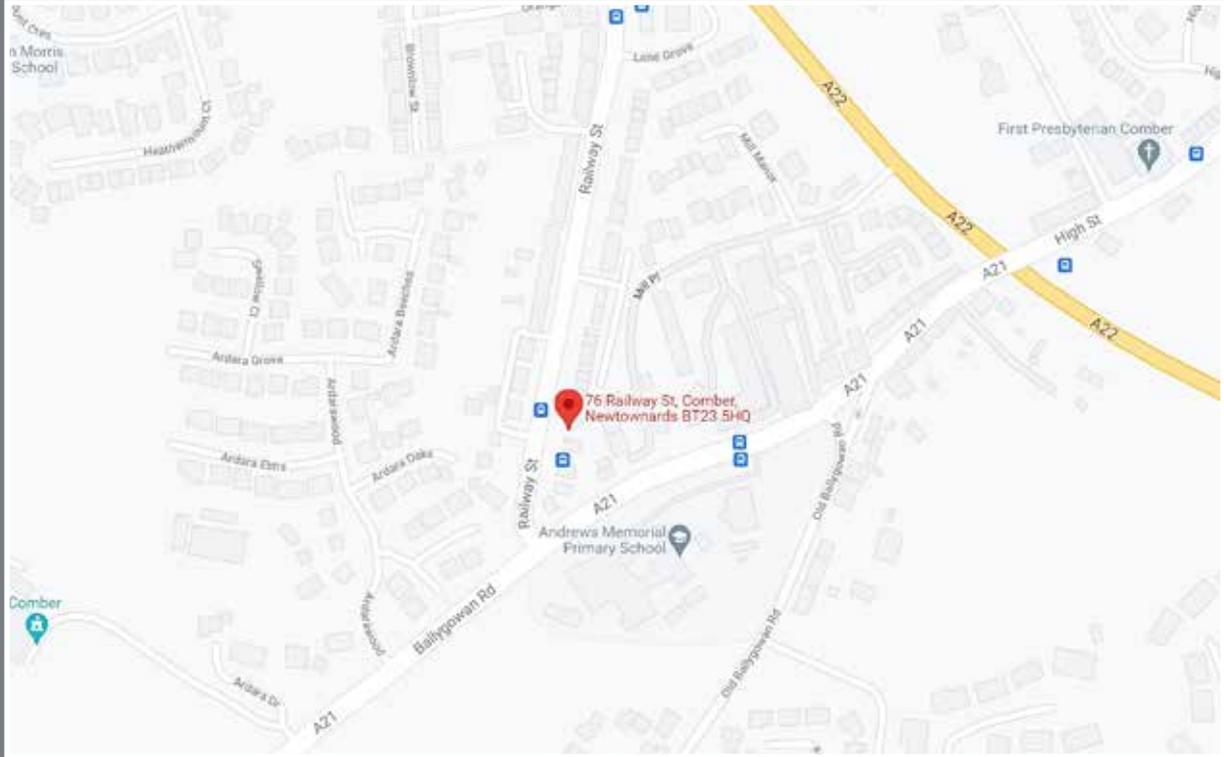


OUTSIDE

Tobermore brick paved patio to front. Tarmac driveway to side of property for three vehicles plus visitor parking. Side and rear in large manicured lawn area, Tobermore brick paved patio and path, fencing, outside light, outside water tap, access to side for pedestrians, bins etc.



Location



Railway Street, Comber

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: RO/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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