



Situated on a prime 1/2 Acre elevated site with its rural setting, this stunning new Georgian-style detached family home is sure to have instant appeal on the open market. With no expense spared, the property has been finished to the highest standard with attention to detail provided in every room.

Incorporating many period features, you get a feel for the warmth and character as soon as you enter the delightful, grand dining hall.

Well proportioned and deceptively spacious thought out, there are four large double bedrooms spread over two floors each with an ensuite shower room or bathroom supplied by 'Sykes'.

Of particular note is the fantastic kitchen area which provides enough room for a casual living and dining area. Supplied by the renowned 'Arthur Hollywood' the kitchen provides a full range of appliances including a wine fridge and solid Quartz work surfaces. A multi-fuel stove located in the seating area gives this open plan room a great focal point for the family to enjoy time together in the evenings.

Amenities at Comber and Newtownards town centers withing 10 minutes away and also Belfast City Centre only 20 minutes away, local province leading schools are also close by as well as parks and play areas.

Early viewing is highly recommended.

Offers Over  
£750,000

58 Ballycreely Road,  
Comber,  
BT23 5PX

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Viewing by  
appointment  
through agent  
028 9065 0000





- Exceptionally Spacious, Georgian-Style Detached Property set on Prime 1/2 Acre Site
- Newly Built Construction with Bangor Blue Slates, Superb Views across Comber, Ards & Strangford
- Immaculate High-End Finish Throughout
- Grand Entrance Dining Hall, Gas Cast Iron Stove
- Four Double Bedrooms all with Ensuite Shower / Bathroom Suites supplied by 'Skyles'
- Large Living Room with Engineered Oak Flooring & Multi-Fuel Burning Stove
- Bespoke Kitchen Supplied by 'Arthur Hollywood' with Bosch/Smeg Appliances, Open to:
- Living & Dining Area with Cast Iron Stove and Superb Views
- Utility Room / Seperate W.C on Ground Floor
- Separate Study / Sunroom with Access to Rear
- Private Large Driveway Parking with Electric Gates
- Gas Fired Central Heating
- Hardwood Double Glazed Sash Windows
- Gardens Laid in Lawn & Patio Area with Sunny Aspect
- Mature Surroundings with Fantastic Countryside Views & Farm Life Setting
- Comber & Newtownards amenities Less than 15 Minute Drive
- Belfast City within 20 Minutes
- No Onward Chain / Chain Free Purchase

The Property Comprises:

## Ground Floor

Composite solid wooden front door with glazed side panels.

DINING HALL: 19' 9" x 15' 2" (6.030m x 4.613m) Cornice ceiling. Gas stove set on stone hearth. Feature vertical radiators. Marble porcelain tiled floor. Alarm keypad. Access to roofspace.



LIVING ROOM: 23' 4" x 19' 9" (7.121m x 6.014m) Engineered solid oak wooden flooring. Cornice ceiling. Feature vertical radiators. 'Jotul' multi-fuel stove set on solid marble hearth.



KITCHEN/LIVING/DINING: 23' 2" x 19' 9" (7.065m x 6.013m) Bespoke made kitchen supplied by 'Arthur Hollywood' range of high and low level units, solid quartz work surfaces. Integrated 'Bosch' fridge & freezer. Integrated 'Bosch' dishwasher. Double 'Smeg' rangemaster with 7 ring gas hob. 'Faber' extractor fan above with wooden country style surround and quartz splashback. Integrated wine fridge. Double 'Belfast sink' with Quooker tap. 'Butler' pantry with lighting. Undercounter lighting. Island unit with solid quartz work tops & breakfast bar area with storage cupboards. Marble porcelain tiled floor. Cornice ceiling. Low voltage spotlights. Feature vertical radiators. Multi-fuel burning stove set on stone hearth. Wooden glazed double doors to rear.







Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

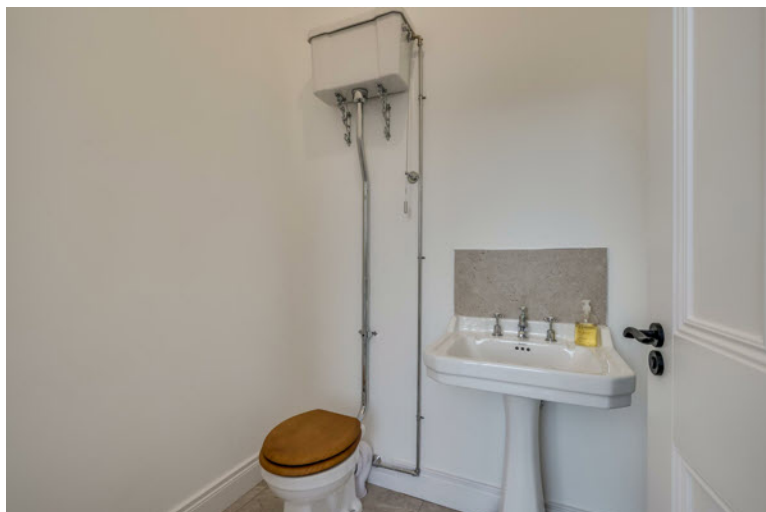
STUDY/SUN ROOM 14' 5" x 13' 7" (4.383m x 4.150m) Low voltage spotlights. Marble porcelain tiled flooring. Wooden glazed door to rear. Glazed wall.



HALLWAY: Glazed wall. Marble porcelain tiled floor. Solid wooden door to side/rear. Two understair storage cupboards (one to house a water pressurised tank unit).



DOWNSTAIRS W.C.: High flush 'Victorian style' W.C. Pedestal 'Burlington' wash hand basin with chrome mixer taps and splashback. Chrome heated towel rail. Marble porcelain flooring.





UTILITY ROOM: 15' 6" x 9' 1" (4.728m x 2.760m) Range of high and low level units, marble effect laminate work surfaces. 1.5 ceramic sink unit with chrome mixer taps. Plumbed for washing machine, space for tumble dryer. Housing for gas combi boiler. Cloaks area with storage. Marble porcelain flooring. 'Brink' mechanical heat recovery ventilation system programme unit.



BEDROOM (1): 20' 8" x 11' 10" (6.3m x 3.6m) Walk-in wardrobe with lighting. Door to:



ENSUITE BATHROOM: Luxury white suite comprising, 'victorian style' W.C. Vanity unit with 'Burlington' ceramic sink with chrome mixer taps. Splashback. 'Claw foot' free standing bath tub with chrome mixer taps and hand held shower head. Walkin double shower tray with 'Burlington' rainhead shower. Glass screen. Low voltage spotlights. Chrome heated towel rail. Tiled floor.

BEDROOM (2): 14' 5" x 13' 4" (4.404m x 4.059m) (At widest point) Built-in cupboard. Door to:

ENSUITE BATHROOM: Luxury white suite comprising, dual flush W.C. Floating wash hand basin with matt black mixer tap. Chrome heated towel rail. Walk in shower tray with matt black 'rainhead' thermostatic shower. Glass screen. Low voltage spotlights. Ceramic tiled floor.

## First Floor

LANDING: Low voltage spotlights. Skylight window.

BEDROOM (3): 20' 3" x 19' 4" (6.178m x 5.882m) Two skylight windows. Door to:

ENSUITE BATHROOM: Luxury white suite comprising, dual flush W.C. Floating wash hand basin with wooden shelf. Chrome heated towel rail. Shower cubicle with thermostatic 'rainhead' shower and mutli panel PVC. Low voltage spotlights. Ceramic tiled floor. Skylight window.

BEDROOM (4): 20' 1" x 13' 2" (6.125m x 4.002m) (At widest points) Two skylight windows. Door to:

ENSUITE BATHROOM: Luxury white suite comprising dual flush W.C. Floating washing hand basin with chrome mixer tap and wooden shelf. Chrome heated towel rail. Shower cubicle with thermostatic 'rainhead' shower and multi panel PVC. Low voltage spotlights. Ceramic tiled floor.

Skylight window.



## Outside

DETACHED GARAGE: 23' 11" x 22' 11" (7.280m x 6.984m) Roller door. Power + Light.

FRONT/SIDE/REAR Set on 1/2 Arce, there are surrounding gardens laid in lawn. Additonal patio area to rear laid in brick paver stone. Surrounding tarmac pathway. Planted flowerbeds and shrubbery. Surround fencing and hedging. Laneway leading to property with electric gates. Tarmac driveway parking for multi vehicles. Views across Comber, Ards and Strangford.



## Location:

From Comber proceed out on the Ballygowan Road for about 1.5 miles. Turn right into the Hillsborough Road and proceed for 0.7 of a mile. Take the 1st left into the Ballycreely Road and the property is approx 0.6 of a mile on the right hand side.

6.9 miles to Saintfield / 6.6 miles to Newtownards / 9.5 miles to Belfast city centre.





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