



A deceptively spacious detached residence conveniently located on the periphery of Comber town. Arranged over 3 floors, the property affords wealth of accommodation extending to approximately 3000 sq ft (excluding the garage and storeroom amounting to a further 600 sq ft combined).

The layout could be adapted to suit the occupier's requirements whether that be bedroom space or additional reception space for working from home. The principal reception rooms boast uninterrupted views across open countryside towards Scrabo– which could also be enjoyed from a raised balcony accessed via. the lounge. The layout briefly comprises hallway, lounge, sitting room open plan to dining room plus large kitchen. Further investigation reveals five double bedrooms – Master with ensuite plus cloaks WC and utility. Externally, a pavior brick driveway offers ample parking for several cars and leads to an integral garage. The rear garden is notably private and benefits from an open rural aspect.

Comber boasts a variety of local amenities including an array of restaurants, coffee shops, schools plus local Leisure Centre and the Comber Greenway; a 7 mile traffic free section of the National Cycle Network leading to Belfast along the old railway line. An enviable location nearby Strangford Lough, an area renowned for its outstanding natural beauty, yet within close proximity to principal routes to Belfast Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute but also seeking a quieter, relaxed pace of living.

Offers Around
£325,000

85 Belfast Road,
COMBER,
BT23 5QP

Viewing by
appointment
through agent
028 9042 4747



- Deceptively spacious detached residence conveniently located on the periphery of Comber town
- Affording a wealth of adaptable accommodation extending to approximately 3000 sq ft arranged over 3 floors
- Principal reception rooms boast uninterrupted views across open countryside towards Scrabo
- Hallway
- Living Room with access to raised timber balcony
- Sitting Room open plan to Dining Room
- Kitchen open plan to Dining
- Five bedrooms; Four on first floor and one on lower level
- (Master bedroom with ensuite)
- Lower level bedroom could be utilised as studio / home gym / playroom or spacious office
- Cloaks WC & Utility
- Oil fired central heating
- Attached garage
- Double glazed windows
- Pavior brick driveway leading to private rear garden overlooking countryside
- An enviable location nearby Strangford Lough, an area renowned for its outstanding natural beauty
- Located approximately 200 yards from the entrance to the Comber Greenway
- Comber boasts a variety of local amenities including restaurants, coffee shops, schools plus leisure centre
- Within close proximity to principal routes to Belfast Dundonald, Downpatrick and Newtownards

The Property Comprises:

Ground Floor

Front door to . . .

HALLWAY: Oak wood floor.

CLOAKROOM/WC: Low flush wc, wall mounted wash hand basin with mixer tap, fully tiled walls, ceramic tiled floor, window.



LIVING ROOM: 23' 4" x 12' 6" (7.1m x 3.8m) Polished stone fireplace with matching inset and hearth, open fire, oak wood floor, cornice ceiling, uPVC double glazed double doors to balcony, panoramic views across open countryside.



SITTING ROOM OPEN PLAN TO DINING ROOM: 23' 4" x 12' 6" (7.1m x 3.8m) Feature open fire with oak surround, cast iron inset and slate hearth, oak wood floor, cornice ceiling, service door to garage.



Lower Ground Floor

KITCHEN OPEN PLAN TO DINING: 22' 12" x 11' 10" (7.0m x 3.6m) Fitted kitchen with range of high and low level units and breakfast peninsula, built-in appliances to include Neff five ring ceramic hob, stainless steel extractor fan, Neff eye level oven and grill, Neff dishwasher, fridge freezer, 1.5 bowl Franke sink with drainer and mixer tap, concealed lighting, tiled splash back.



UTILITY ROOM: 13' 5" x 6' 7" (4.1m x 2.0m) Range of units, stainless steel sink with drainer and mixer tap, wood block worktop, tiled splash back, plumbed for washing machine, space for dryer, ceramic tiled floor, uPVC double glazed door to exterior.



BEDROOM (5): 22' 12" x 11' 10" (7.0m x 3.6m) (Could be utilised as a studio/home gym/playroom or spacious office). Oak wood floor, uPVC double glazed doors to exterior.



First Floor

LANDING: Linen cupboard with pressurised hot water system.

BEDROOM (1): 13' 1" x 12' 6" (4.0m x 3.8m) Oak wood floor.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, low flush wc, sink with mixer tap, low level cupboard and drawer, fully tiled walls, ceramic tiled floor, windows.



BEDROOM (2): 12' 6" x 9' 10" (3.8m x 3.0m) Oak wood floor.



BEDROOM (3): 12' 6" x 9' 10" (3.8m x 3.0m) Oak wood floor, overlooking countryside.

BEDROOM (4): 13' 1" x 9' 2" (4.0m x 2.8m) Oak wood floor, overlooking countryside.



BATHROOM: White suite comprising panelled bath with mixer tap, fully tiled built-in shower cubicle with mains shower, vanity unit with wash hand basin and mixer tap and low level cupboard, low flush wc, fully tiled walls, ceramic tiled floor.



Outside

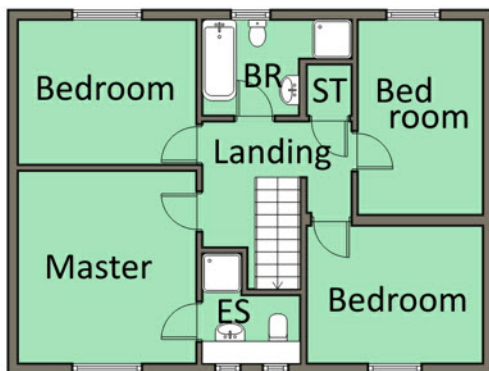
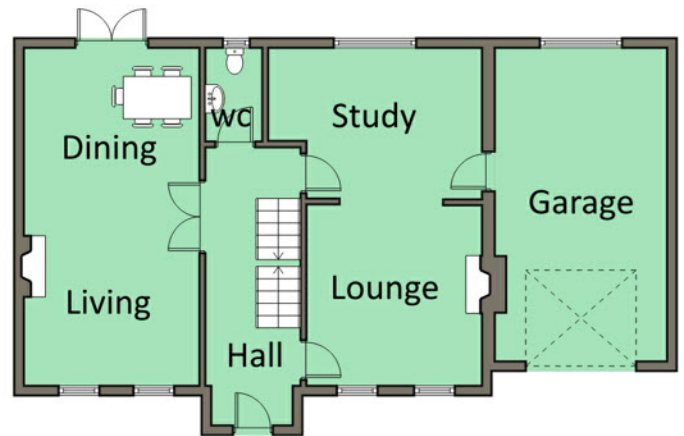
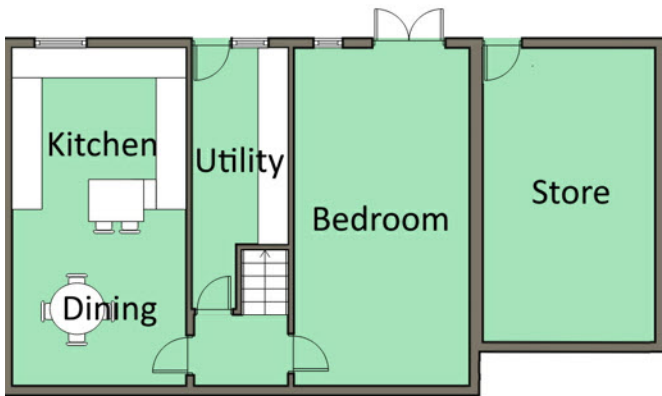
Pavior brick driveway offering ample parking to . . .

ATTACHED GARAGE 22' 0" x 11' 10" (6.71m x 3.61m) Up and over door, light and power, accessed via service door to dining room.

Garden store room to rear with oil fired boiler, light and power.

Notably private rear garden enjoying pleasant outlook across countryside.





Energy Rating

Epc Type: Domestic

Current: D63

Potential: D65

EPC Landmark Code: 9551-0229-7740-2062-9902

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	63	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

Travelling along the A22 towards Comber, turn left onto Belfast Road. Number 85 is located on the left hand side overlooking the countryside.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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