



21 Carnesure Manor,
Comber,
NEWTOWNARDS,
BT23 5SJ

Offers Over
£635,000

Viewing by
appointment with
& through agent
028 90 424747



Occupying a generous site within one of Comber's most prestigious and sought-after developments, this spacious detached residence is an exceptional family home. Exquisitely presented throughout, the property offers luxurious, high-spec living just a short walk from Comber town centre, with excellent access to shops, cafés, schools, and transport links for commuters into Belfast.

Internally, the fit-out is of the highest standard, with every room designed to impress. At the heart of the home is a stunning open-plan bespoke kitchen and living area, perfect for modern family life and entertaining, complete with a separate utility room. The ground floor also boasts a formal lounge, dining room, study, garden room, and guest WC – all finished to an impeccable standard with tasteful, cohesive décor throughout. Upstairs, the magnificent principal suite features a luxury en suite and

dressing room and tranquil garden views, while two further double bedrooms and dedicated guest accommodation with its own ensuite offer flexible space for family or visitors. A beautifully appointed main bathroom completes the first floor.

Externally, the home is just as impressive. The extensive private gardens are immaculately landscaped and ideal for outdoor living, while a double garage, separate workshop and additional WC provide excellent storage and practical space. With oil-fired central heating, uPVC double glazing, and proximity to the stunning Strangford Lough and Comber Greenway, this is a rare opportunity to secure a truly turn-key home in a prime location.

Book a private viewing with us today.



- Impressive detached residence in a prestigious, sought-after development
 - Exquisitely decorated throughout with exceptional attention to detail
- Spacious open-plan bespoke kitchen and living area with separate utility room
 - Formal lounge, study, dining room, garden room, and ground floor WC
- Magnificent principal bedroom with luxury en suite and walk-in dressing room
- Two further generous bedrooms plus separate guest accommodation with private shower room
 - Stylish family bathroom finished to a high standard
 - Extensive, beautifully landscaped private gardens
- Double garage with separate workshop and additional WC
- Oil-fired central heating and uPVC double glazing throughout /Ultra fast broadband
 - Convenient access to Belfast via road or public transport
- Within walking distance of Comber town centre – close to shops, cafés, schools, and local amenities
 - Nearby access to Strangford Lough and the Comber Greenway

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The Property Comprises:

Steps to Apeer composite front door with glazed side panels to...

Ground Floor

ENTRANCE HALL: Solid oak floor, oak ballustrade, vaulted ceiling.

LIVING ROOM: 20' 12" x 14' 1" (6.4m x 4.3m) Large bay window with outlook to front, inglenook fireplace with Rais wood burning stove inset, window seat with under storage.



DINING ROOM: 14' 5" x 13' 1" (4.4m x 4.0m) Solid oak flooring, panelling, outlook to side, access to garden room.



GARDEN ROOM: 12' 2" x 11' 6" (3.7m x 3.5m) Solid oak flooring, beautiful view over rear garden, access door to rear patio.

DOWNSTAIRS W.C.: Porcelain tiled floor, low flush WC, hand painted bespoke cabinet, inset Villeroy & Bosh wash hand basin with brushed brass tap and storage beneath and marble top.



LIVING AREA: 21' 8" x 11' 6" (6.6m x 3.5m) Porcelain tiled floor, large bay window with outlook to front, Rias wood burning stove.



BESPOKE MCGOWAN BROOKS KITCHEN: 17' 9" x 13' 1" (5.4m x 4m) At widest points. Handpainted in Farrow and Ball Ammonite. Porcelain tiled floor, casual dining on island with solid oak inset, Piracema Granite worktop, integrated fridge/freezer, double Miele oven and Miele microwave/combi oven and warming plate, electric Bora hob with recirculating fan, large Belfast sink with Quooker tap, window with outlook to rear, integrated Miele dishwasher.



UTILITY ROOM: Bespoke lit bar area with oak tops, large Belfast Caple sink with chrome mixer tap, plumbed for washer/dryer, Neff wine fridge and storage unit, access to garage. Oak balustrade leading to guest annex.



First Floor

LANDING: Access to partially floored roofspace with power, large storage cupboard with under eaves storage and pressurised water tank.



PRINCIPAL BEDROOM 31' 2" x 14' 1" (9.5m x 4.3m) Large window with outlook to front.

ENSUITE SHOWER ROOM: Porcelain tiled floor, fully tiled walls, bespoke cabinet with Villeroy & Boch wash basin with brushed brass mixer tap and integrated shaver socket, large feature heated LED mirror, heated towel rail, low flush Villeroy & Boch WC, walk in shower with rain shower head and hand attachment, low voltage spotlights.

DRESSING ROOM: Excellent storage, vanity unit, outlook to rear.



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BEDROOM (2): 14' 1" x 9' 6" (4.3m x 2.9m) Excellent built in storage, outlook to rear.



BEDROOM (3): 13' 1" x 9' 6" (4m x 2.9m) Outlook to rear.

BATHROOM: Porcelain tiled floor, fully tiled walls, bespoke cabinet with shaver shaver socket, Villeroy and Bosh wash basin with chrome mixer tap and storage underneath, feature heated LED mirror, free standing bath with chrome mixer tap and hand attachment, Villeroy & Boch low flush WC, large walk in shower with rain showerhead and a hand attachment.



Annex

UPSTAIRS 24' 11" x 11' 6" (7.6m x 3.5m) At widest points. Bedroom currently being used as a TV room, oak effect laminate flooring.

ENSUITE SHOWER ROOM: Porcelain tiled floor, fully tiled walls, low flush WC, shower enclosure with rain shower head and hand attachment, wash hand basin with chrome mixer tap, Velux window.

LARGE WALK-IN CUPBOARD IN EAVES:



Outside

FRONT Brick driveway with ample parking for several cars, laid in lawns with shrubs.

REAR Large patio area, laid in lawns with mature trees and shrubs. Large side garden laid in lawns.

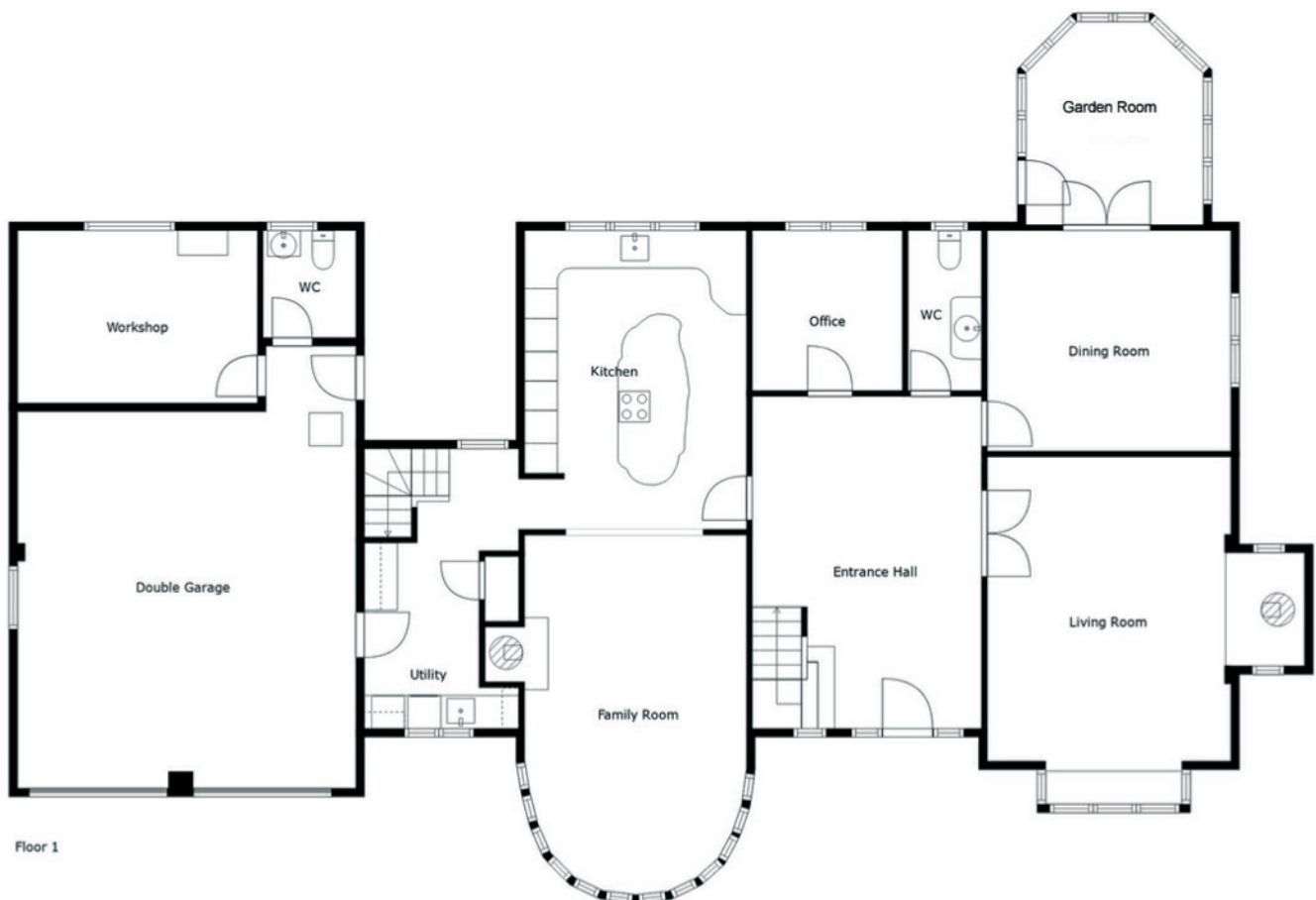
DOUBLE GARAGE: 21' 4" x 19' 8" (6.5m x 6m) Hormann electric up and over doors, access to rear, small WC with low flush WC and washhand basin.

WORKSHOP 14' 5" x 10' 2" (4.4m x 3.1m)

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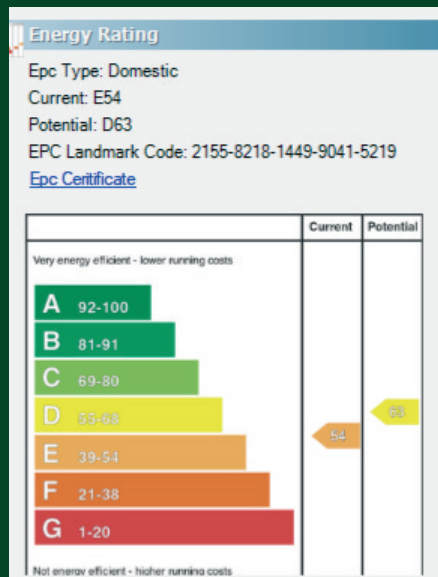




Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From The Square in Comber, travel along Killinchy Street onto Killinchy Road. Take a right onto Carnesure Park. Follow the road all the way round and take a right turn into Carnesure Manor and follow the road up to the top, number 21 is straight ahead of you.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

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