



Ardnalvalley is a much sought after development on the outskirts of Comber. It enjoys an enviable location near Strangford Lough, Comber town centre and within an easy commute to Belfast City Centre and beyond.

This attractive detached family home is built to extremely high standards and is tastefully decorated throughout. Internally the property has well proportioned rooms, a modern open plan kitchen and living area, a luxury bathroom with large walk in shower with separate bath and an ensuite shower room of the principle bedroom. Outside there is off-street parking and an enclosed area to the rear which is a brilliant space for outdoor entertaining.

Don't miss this opportunity to own a beautiful home in highly sought after location. Contact us today to arrange a viewing and see for yourself.

Offers Over  
£315,000

26 Ardnalvalley Park,  
Comber,  
NEWTOWNARDS,  
BT23 5SH

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Viewing by  
appointment  
through agent  
028 9042 4747



- Impressive contemporary detached family home
- Beautifully decorated throughout and well maintained
- Located close to Comber Town Centre and Local Amenities
- Living Room with cast iron stove
- Fantastic open plan kitchen to dining / living area
- Ground floor WC
- Four good sized bedrooms to include principal bedroom with modern ensuite
- Luxury bathroom
- uPVC frame double glazed windows / Gas heating
- Brilliant entertaining space in a private back garden
- Off street parking

The Property Comprises:

## Ground Floor

Composite front door with glazed leaded inset to:

RECEPTION HALL: Ceramic tiled floor, low voltage spotlights.



GROUND FLOOR WC: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps, tiled splashback, ceramic tiled floor, extractor fan, low voltage spotlights, built-in storage cupboard under stairs.

LIVING ROOM: 16' 10" x 12' 3" (5.13m x 3.73m) (Measurements into square bay). Cast iron wood-burning stove with granite hearth. Built-in shelving, dual aspect windows, low voltage spotlights.



KITCHEN/DINING AREA OPEN PLAN TO FAMILY ROOM: 22' 3" x 16' 1" (6.78m x 4.9m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units with granite worktops, stainless steel one and a half bowl sink unit with chrome mixer taps and single drainer. Built-in double oven, five ring gas hob with extractor fan above, glass splashback. Integrated dishwasher, concealed built-in Worcester gas fired boiler, integrated fridge and freezer. Integrated washing machine. Built-in glazed display unit, ceramic tiled floor. Open to ample dining area. uPVC double glazed access door to rear garden. Triple aspect windows, low voltage spotlights.



## First Floor

LANDING: Access to roofspace. Airing cupboard with built-in shelving.



BEDROOM (1): 16' 0" x 11' 5" (4.88m x 3.48m) Built-in wardrobe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, tiled splashback. Built-in shower cubicle with PVC panelled splashback, chrome shower unit with additional attachment. Ceramic tiled floor, extractor fan. Low voltage spotlights.



BEDROOM (2): 10' 5" x 9' 7" (3.18m x 2.92m)



BEDROOM (3): 11' 5" x 9' 1" (3.48m x 2.77m) (at widest points). Wood panelled walls.

BEDROOM (4): 11' 4" x 8' 1" (3.45m x 2.46m)



BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, mirror recess. Built-in shower cubicle with chrome overhead shower unit and additional attachment. Panelled bath with chrome mixer taps, ceramic tiled floor, fully tiled walls. Low voltage spotlights, extractor fan, chrome heated towel rail.



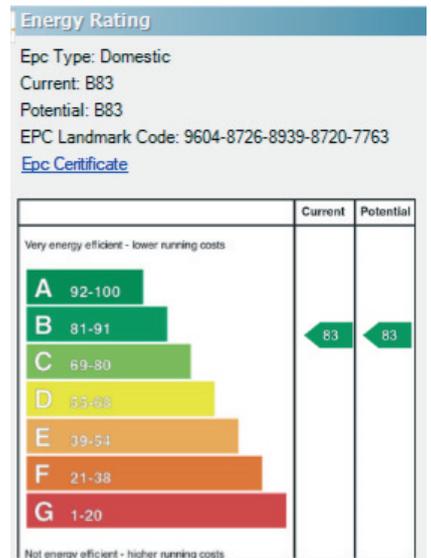
## Outside

Tarmac driveway with off-street parking. Enclosed rear garden with paved patio area ideal for barbecuing and outdoor entertaining. Garden shed. Water tap.





Sizes And Dimensions Are Approximate. Actual May Vary.



**Location:**

Travelling out of Comber along the Killinchy Road, turn left onto Ballydrain Road. Take the first left into Ardnalvalley Park.

- 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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