



44 Tullynagee Road | Comber | BT23 5SE



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An exceptional detached family residence occupying a spacious site in this delightful rural location with stunning views over the surrounding countryside towards Strangford Lough, Scrabo Tower and Kilmood.

Built in 2009, the property has been designed and finished to a superb standard throughout and boasts beautifully appointed accommodation over two floors. On the ground floor a spacious entrance hall makes way to an impressive lounge, study or additional bedroom, guest bedroom with en suite & walk in wardrobe. The heart of the home is undoubtedly the open plan kitchen, living & dining area with a modern fitted oak kitchen with matching island unit & fireplace with wood burning stove in the living area, providing the perfect entertaining space.

The first floor is equally impressive boasting three excellent sized bedrooms with two of the bedrooms en suite, including the master bedroom which also enjoys a walk in wardrobe / dressing room, and a separate family bathroom. Of particular note, is the partially covered balcony area accessed from the master bedroom, which is enclosed with glass panels allowing you to take full advantage of the stunning views and enjoy 'al fresco' dining.

Outside, the property is approached by a spacious decorative gravelled driveway and provides excellent parking space for several cars, caravan or boat and leads to the integral garage with electric operated door. The gardens are easily maintained and are laid out in lawn with a spacious paved patio area and provide excellent amenity space for all the family to enjoy.

The location of this family home allows the purchaser to enjoy rural living at its best! Comber village is approximately 3 miles away which boasts a wonderful choice of local boutiques, coffee shops, restaurants, local Farmers Market, and an excellent choice of local primary and secondary school. Newtownards, Dundonald, the Ulster Hospital and Belfast city centre are all easily accessible.

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Saintfield
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028 97 568300

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27 Castle Street
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BT23 5DY
028 91 878956

Lisbane 2.2 miles

Comber 3.1 miles

Belfast City Centre 12.5 miles

Belfast City Airport 11.6 miles

Ulster Hospital 7.5 miles

Lounge



Entrance Porch

Painted hardwood entrance door with matching side panels and fan light over; tiled floor; glazed door through to:-

Reception Hall

Telephone connection point; tiled floor; recessed spotlights.

Cloakroom Tiled floor.

WC 9'8 x 4'9 (2.95m x 1.45m)

Modern white suite comprising pedestal wash hand basin with mono mixer tap and close coupled wc; tiled floor; extractor fan.

Study / Bedroom 5 16'1 x 9'8 (4.90m x 2.95m)

Lounge 20'10 x 12'0 (6.35m x 3.66m)

Beautiful sandstone fireplace with slate hearth; open fire; recessed spotlights; tv and telephone connection points; 5 amp socket; glazed double pvc doors to patio area.



Kitchen / Living / Dining



Open Plan Kitchen / Living / Dining Area 24'11 x 20'11 (7.59m x 6.38m)

Excellent range of solid oak high and low level cupboards and drawers with matching island unit incorporating recessed glazed twin Villeroy and Boch Belfast sink with swan neck mixer tap; integrated Neff twin electric eye level ovens (one is a steam oven) with twin warming drawers; Neff 5 ring gas hob with extractor hood over; Neff fridge; Neff dishwasher; granite worktops with matching raised breakfast bar; tiled floor; beautiful inglenook style fireplace with wood burning stove on slate hearth; recessed spotlights; tv and telephone aerial connection points; glazed double PVC doors to patio area; 5 amp plug.

Pantry 6'8 x 4'5 (2.03m x 1.35m)

Compact range of modern wood laminate low level cupboards; built in shelving and pull out wicker baskets; granite worktops with matching upstands; tiled floor.

Utility Room 11'2 x 5'11 (3.40m x 1.80m)

Good range of modern wood laminate cupboards incorporating single drainer stainless steel with mixer tap; space and plumbing for washing machine and tumble dryer; integrated Electrolux freezer; formica worktops; tiled splashback; tiled floor; access to integral garage; glazed PVC door to rear; extractor fan.



WC 6'8 x 2'10 (2.03m x 0.86m)

Modern white suite comprising close coupled and wall mounted wash hand basin with mono mixer tap; tiled floor; extractor fan.

Bedroom 1 11'10 x 10'4 (3.61m x 3.15m)

Walk in wardrobe (6'9 x 3'10)

En Suite Shower Room 6'7 x 4'9 (2.01m x 1.45m)

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower with wall mounted telephone shower attachment; fitted glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap; tiled walls and floor; recessed lights; towel radiator; extractor fan.

Oak Furnished Staircase Leading To First Floor / Landing

Recessed spotlights; Velux windows; walk in hotpress with Sapphire pressurised hot water tank; shelving.



Bedroom 2 20'10 x 12'0 (6.35m x 3.66m)

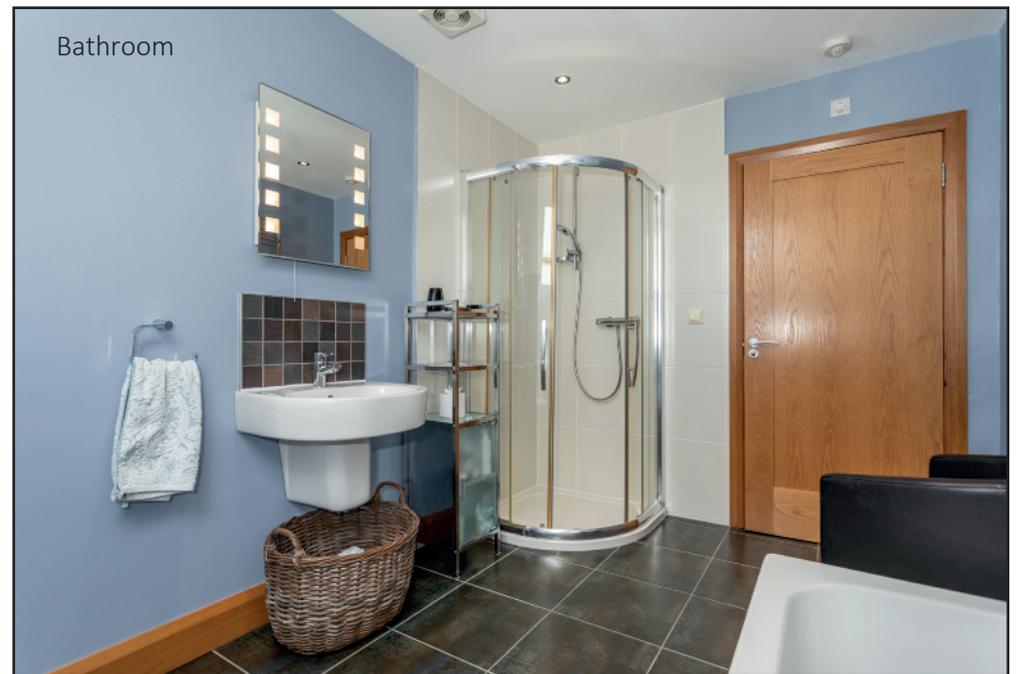
Built in sliding robes with excellent hanging space and shelving; access to roofspace (partially floored and accessed via Slingsby type ladder); tv aerial connection point.

Bathroom 11'2 x 7'8 (3.40m x 2.34m)

Modern white suite comprising panel bath with mixer tap; close coupled wc; semi pedestal wash hand basin with mono mixer tap; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; part tiled walls; tiled floor; towel radiator; recessed spotlights; extractor fan.

Store 12'0 x 3'10 (3.66m x 1.17m)

Built in shelving.



Bedroom 3 12'11 x 15'11 (3.94m x 4.85m) maximum measurements

Built in sliding robes with excellent hanging space and shelving; tv and telephone connection points.

En Suite Shower Room 11'11 x 7'11 (3.63m x 2.41m) maximum measurements

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower with wall mounted telephone shower attachment and drench shower head over; fitted glass shower screen; close coupled wc; wash hand basin with mono mixer tap with built in cupboards under; part tiled walls; tiled floor; recessed spotlights; towel radiator; extractor fan; Velux window.



Principal Bedroom 17'7 x 14'10 (5.36m x 4.52m)

TV and telephone connection points; semi vaulted ceiling; glazed double PVC doors to balcony.

Walk In Wardrobe / Dressing Room 17'7 x 5'8 (5.36m x 1.73m)

Built in hanging rails and shelving; recessed spotlights.

En Suite Bathroom 13'3" x 6'9" (4.04m x 2.08m) maximum measurements

Stunning white suite comprising curved panel bath with corner mono mixer tap; separate tiled shower cubicle with thermostatically controlled shower with wall mounted telephone shower attachment and drench shower head over; fitted glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; recessed spotlights; towel radiator; extractor fan; Velux window.



Partially Covered Paved Balcony

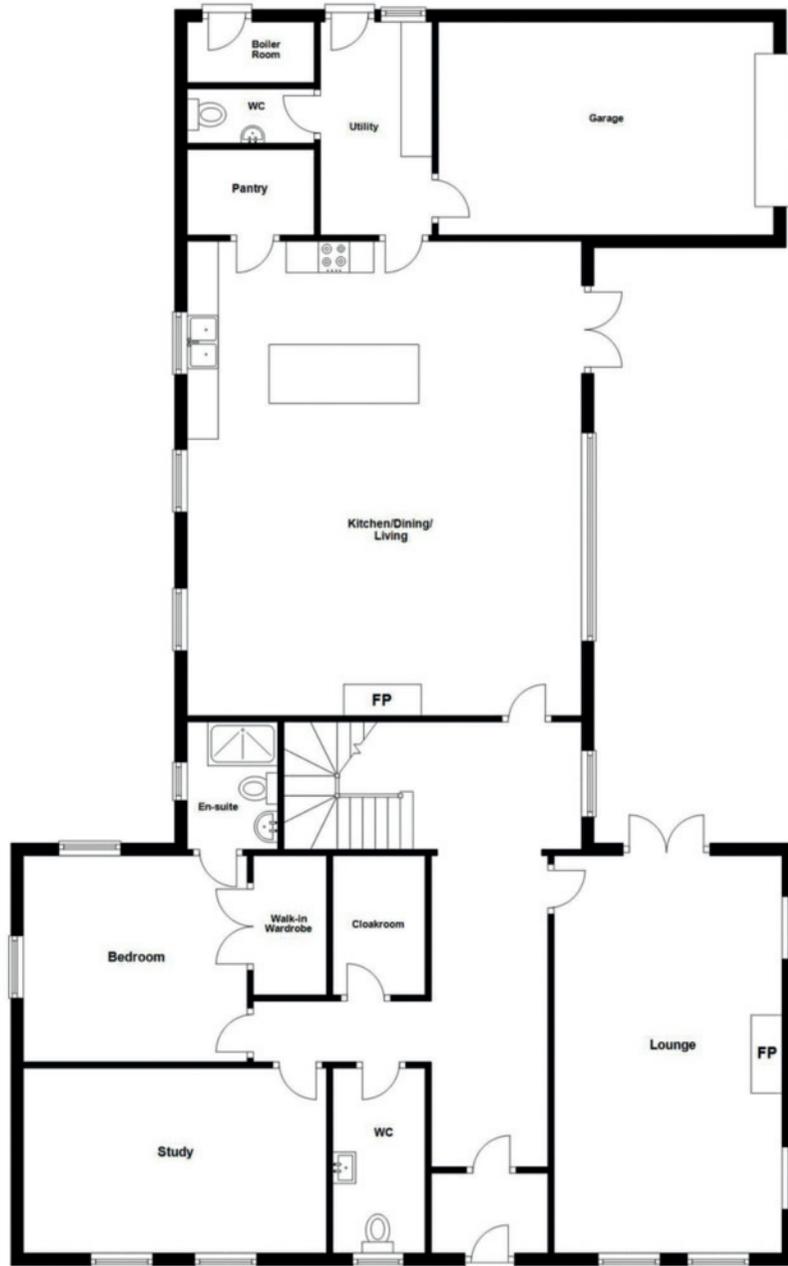
30'0 x 11'0 (9.14m x 3.35m) approx measurements

Enclosed with stainless steel balustrades and glass panels; partially covered with vaulted roof; outside lights; double power socket; superb views over the surrounding Co. Down countryside, Strangford Lough, Scrabo Tower and Kilmood.



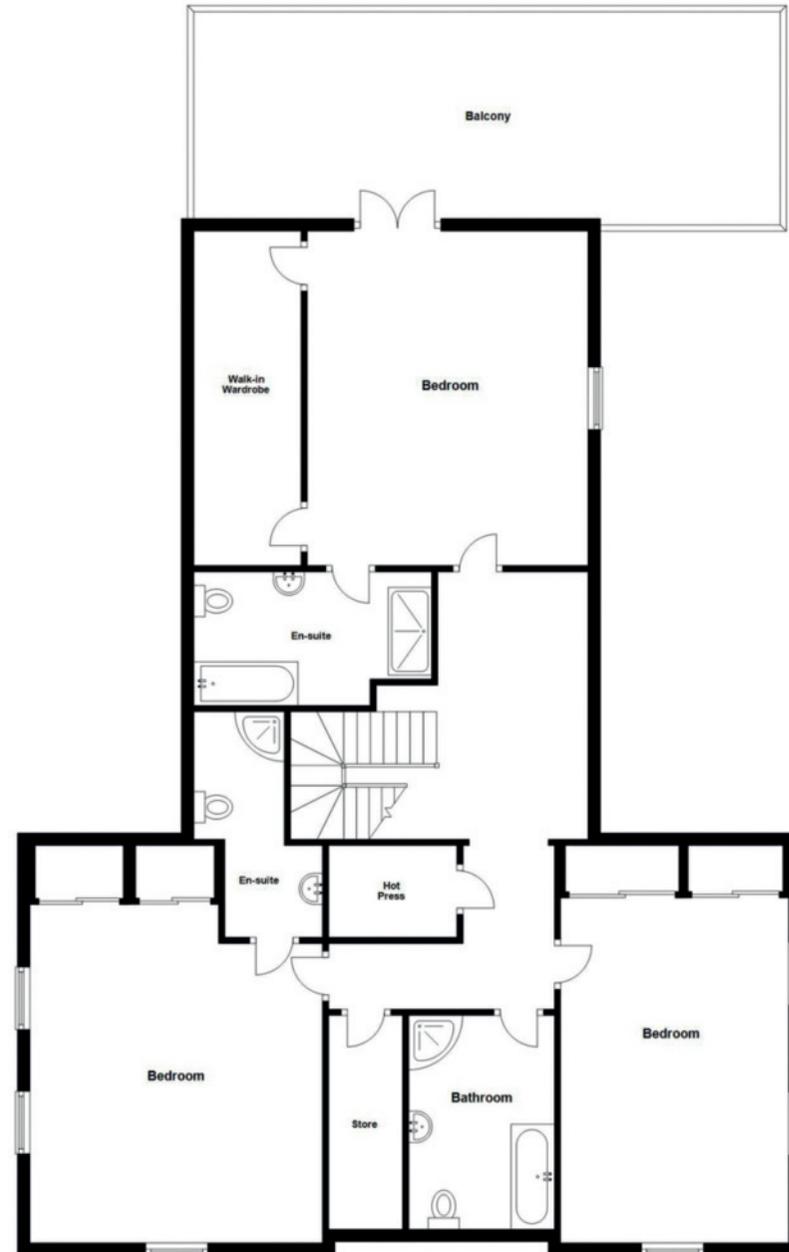
Ground Floor

Approx. 173.1 sq. metres (1863.3 sq. feet)



First Floor

Approx. 139.8 sq. metres (1505.1 sq. feet)



Outside

Double wooden gates and cattle grid to decorative gravelled driveway leading to the front and side of the property providing excellent parking for several cars, caravan, boat etc.

Integral Garage 17'8 x 11'2 (5.38m x 3.40m)

Electrically operated up and over insulated door; light and power points.

Gardens

Fully enclosed gardens laid out in lawns; decorative gravelled area; spacious paved patio area; stunning views over the surrounding countryside; outside lights; water tap; PVC oil storage tank; boiler house with Warmflow oil fired boiler.

Capital / Rateable Value £400,000. Rates Payable = £3484.80 per annum (approx)

