

**Tim Martin**  
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49 Ashgrove Walk  
Comber  
BT23 5PJ

Offers Around  
£525,000

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## SUMMARY

An exceptional detached family residence, occupying one of the finest sites within the much sought after Ashgrove development, on the outskirts of Comber's bustling village.

The vendor has presented the property to the highest of standards throughout, with added upgrades creating a luxurious finish, that will suit the growing and established families. The heart of the home is undoubtedly the open plan kitchen, living and dining area which opens through to the beautifully appointed sun room, with stunning views over the surrounding countryside, creating the perfect place to entertain family and friends all year round. The ground floor is further complimented by a spacious lounge with inglenook style fireplace and wood burning stove, good sized snug or home office, utility room and separate WC.

On the first floor, you are spoilt with five excellent sized bedrooms including the principle bedroom enjoying an ensuite shower room and a family bathroom which has been finished with a contemporary white suite.

Outside, a spacious driveway provides excellent off street parking and leads to the side of the property. Beautifully landscaped, gardens are located to the rear, which are laid out in lawn, with well stocked flowerbeds, two separate decking areas to take full advantage of the morning and evening sun, all of which boast a fabulous aspect over the undulating Co. Down countryside. A spacious shed/home office is included in the sale and enjoys glazed PVC double doors, PVC double glazed windows and light and power points.

Comber village is only a short distance away boasting a wonderful choice of local boutiques, coffee shops, restaurants, churches and an excellent choice of primary and secondary schools. An excellent road network and public transport links, makes for a convenient commute to Newtownards, Dundonald and Belfast city centre.

## FEATURES

- Exceptional Detached Family Residence Situated In The Much Sought After Ashgrove Development
- Finished To The Highest Of Standards Throughout Perfect For The Growing And Established Families
- Five Excellent Sized Bedrooms Including The Principle Bedroom With Ensuite Shower Room
- Spacious Lounge With Wood Burning Stove Plus Snug / Home Office
- Contemporary Fitted Kitchen With Integrated Appliances Open Plan To A Spacious Living And Dining Area With Wood Burning Stove And Sun Room
- Utility Room And Ground Floor WC
- Family Bathroom Fitted With A Contemporary White Suite
- Gas Fired Central Heating, PVC Double Glazing, Eaton Alarm System And An Excellent Energy Rating Of B84
- Beautifully Landscaped And Enclosed Rear Gardens With Two Decking Areas Overlooking The Surrounding Countryside
- Close To Comber Village, Local Schools, Amenities, Public Transport And Comber By-Pass

## **Entrance Hall**

Glazed composite PVC door with matching side lights; tiled floor.

## **Cloakroom**

### **WC**

**5'3 x 4'3 (1.60m x 1.30m )**

Modern white suite comprising dual flush WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; feature tiled floor; extractor fan.

### **Lounge**

**18'2 x 13'3 (5.54m x 4.04m )**

Inglenook style fireplace with Henley wood burning stove on granite hearth; LVT wooden floor; TV aerial connection point.

### **Family Room / Office**

**11'11 x 11'4 (3.63m x 3.45m )**

Wood laminate floor; TV aerial connection point.

### **Open Plan Kitchen / Living Dining Area**

**34'11 x 12'1 (10.64m x 3.68m )**

Superb range of contemporary fitted high and low level cupboards and drawers incorporating glazed Belfast sink with brass Quooker style boiling tap and mixer taps; integrated Caple electric oven; Caple 4 ring gas hob with Caple extractor hood and curved glass panel over; Caple dishwasher; Caple larder fridge; bin storage; wood laminate worktops with matching breakfast bar; tiled splashback; recessed spotlights; wood effect tiled floor; wood burning stove on slate hearth; TV aerial connection point; open through to:-

### **Sunroom**

**16'7 x 12'0 (5.05m x 3.66m )**

Wood effect tiled floor; glazed PVC double patio doors to rear gardens; stunning views over the surrounding countryside; recessed spotlights; TV aerial connection point.

### **Utility Room**

**11'3 x 5'8 (3.43m x 1.73m )**

Glazed sink unit with chrome swan neck mixer taps; good range of modern high and low level cupboards; wood laminate worktops; space and plumbing for washing machine and tumble dryer; integrated Caple freezer; tiled splashback; wood effect tiled floor; Ideal gas fired boiler; extractor fan.

### **First Floor / Landing**

Wood laminate floor; access to roofspace (via slingsby type ladder; partially floored; light point); built in airing cupboard.

### **Principle Bedroom**

**14'6 x 13'3 (4.42m x 4.04m )**

Wood laminate floor; TV aerial connection point.

**En-Suite Shower Room****10'9 x 3'11 (3.28m x 1.19m )**

Modern white suite comprising separate tiled shower cubicle with Grohe thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower door; wall mounted wash hand basin with mono mixer taps and vanity unit under; dual flush WC; towel radiator; feature tiled floor; recessed spotlights; extractor fan.

**Bedroom 2****11'6 x 10'3 (3.51m x 3.05m'0.91m )**

Wood laminate floor.

**Bedroom 3****12'11 x 12'8 (3.94m x 3.86m )**

Wood laminate floor; stunning views over the surrounding countryside.

**Bedroom 4****10'1 x 9'1 (3.07m x 2.77m )**

Wood laminate floor; stunning views over the surrounding countryside.

**Bedroom 5****11'6 x 10'9 (3.51m x 3.28m)**

Maximum Measurements

Wood laminate floor; stunning views over the surrounding countryside.

**Bathroom****11'6 x 9'0 (3.51m x 2.74m )**

Maximum Measurements

Contemporary white suite comprising oval shaped bath with pillar mixer taps and wall mounted telephone shower attachment; drench shower head over and telephone shower attachment; fitted sliding shower doors; dual flush WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; part tiled walls; tiled floor; recessed spotlights; towel radiator; extractor fan.

**Outside**

Spacious driveway to the side providing excellent off street parking.

**Gardens**

Front gardens laid out in lawn; well stocked flowerbed; enclosed south-west facing rear gardens with extra privacy fencing; laid out in lawn with well stocked barked flowerbed; paved patio area; two separate composite decking areas; outside lights and water tap; stunning uninterrupted views over the rolling county down countryside; outside power points; decorative gravelled area to the side; perfect for a dog run.

**Shed / Office****13'6 x 7'7 (4.11m x 2.31m )**

Glazed PVC double doors; PVC double glazed windows; insulated and wood cladding; light and power points.

**Management Charge**

£165 Per Annum

**Tenure**

Freehold

**Capital / Rateable Value**

£350,000. Rates Payable = £3197.95 Per Annum (Approx)































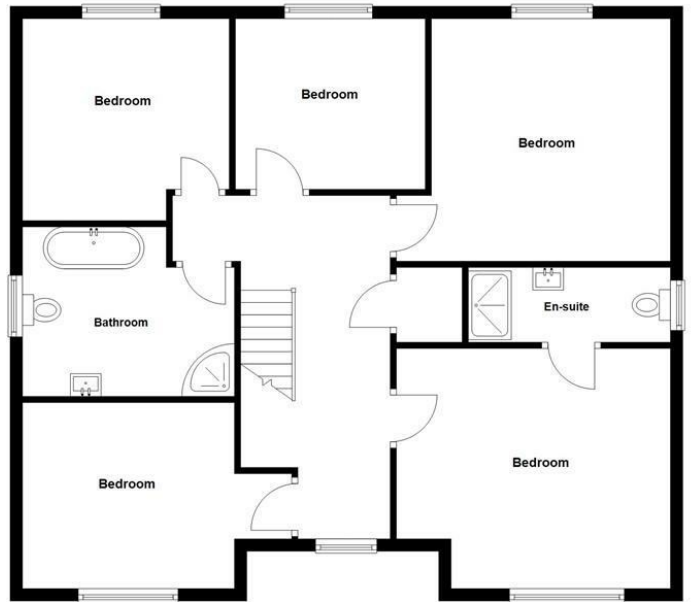
**Ground Floor**

Approx. 115.0 sq. metres (1238.2 sq. feet)



**First Floor**

Approx. 95.1 sq. metres (1024.0 sq. feet)



Total area: approx. 210.2 sq. metres (2262.2 sq. feet)

Photos and Plans by housefyni.co.uk  
Plan produced using PlanUp.

**49 Ashgrove Walk, Comber**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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