

**Tim Martin**  
— .co.uk



**35A Drumhirk Road  
Comber  
BT23 5NN**

**Offers Around  
£397,500**

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## SUMMARY

A delightful detached family residence, occupying an elevated site in this pleasing rural location and within close proximity to Comber's bustling village.

The property has been beautifully presented throughout and enjoys a superb layout offering bright and spacious accommodation, that will meet the requirements of today's family. The ground floor enjoys a spacious lounge with a multi fuel stove and bay window and a modern fitted kitchen which is open plan to the dining room. A beautifully appointed living room opens through to the conservatory and snug, which could also be used as an additional bedroom, if desired. A family bathroom completes the ground floor.

Three excellent sized bedrooms, including the principle bedroom with an ensuite shower room and a separate shower room fitted with a modern white suite are located on the first floor, whilst the second floor boasts a study area and further bedroom with an ensuite bathroom.

Outside, a detached double garage, store/office and utility room are located to the rear. Beautifully maintained gardens are located to the front and rear, which are laid out in lawn with paved patio areas taking full advantage of the stunning views over the surrounding countryside.

Comber village boasts a wonderful selection of local boutiques, coffee shops, restaurants and an excellent choice of primary and secondary schools. Castle Espie WWT is close by providing excellent family events throughout the year, whilst the Comber Greenway, a 7 mile traffic free section of the national cycle network, connects Comber to Belfast. Public transport is also close by, providing ease of access to many grammar schools in the Greater Belfast area and access to Newtownards and Belfast city centre.

## FEATURES

- Beautifully Presented Detached Family Residence Occupying An Elevated Position In This Pleasing Rural Location
- Four Excellent Sized Bedrooms Including Two With Ensuites
- Spacious Lounge With Multi Fuel Stove And Bay Window
- Two Further Reception Rooms Plus Conservatory
- Separate Snug Or Additional Bedroom If Desired
- Modern Fitted Kitchen
- Ground Floor Bathroom And First Floor Shower Room
- Detached Double Garage With Store/Office And Utility Room
- Gardens Laid Out In Lawn With Paved Patio Areas Taking Full Advantage Of The Surrounding Countryside
- Close To Comber Village, Schools, Public Transport And Ease Of Access To Belfast And Newtownards

## **Covered Entrance Porch With Tiled Steps Leading to**

### **Entrance Hall**

Glazed PVC entrance door with matching side lights; wood strip floor; under stairs storage cupboard; hotpress with insulated copper cylinder.

### **Lounge**

**16'11 x 11'8 (5.16m x 3.56m )**

Beautiful marble fireplace with matching hearth; multi-fuel stove; wood strip floor; bay window; corniced ceiling.

### **Kitchen**

**11'8 x 10'8 (3.56m x 3.25m )**

Excellent range of wood laminate high and low level cupboards and drawers with matching glazed display cupboards incorporating single drainer stainless steel sink unit with mono mixer taps and detachable tap head; space for electric cooker; extractor hood with curved glass inset over; space for fridge / freezer; space and plumbing for dishwasher; formica worktops; tongue and groove ceiling with recessed spotlights; under cupboard lighting; open archway through to:-

### **Dining Room**

**13'1 x 7'3 (3.99m x 2.21m )**

Tiled floor; tongue and groove ceiling with recessed spotlights; built in storage cupboard; glazed PVC door to rear.

### **Living / Dining Room**

**22'4 x 13'3 (6.81m x 4.04m )**

L Shaped - Maximum Measurements

Beautiful marble fire surround with granite hearth cast iron fireplace with feature tiled inset; wood strip floor; glazed double doors through to:-

### **Conservatory**

**11'3 x 11'0 (3.43m x 3.35m )**

Tiled floor; glazed Upvc door to the front.

### **Snug**

**10'8 x 8'0 (3.25m x 2.44m )**

Glazed double door opening through to living / dining area.

### **Bathroom**

**7'2 x 6'10 (2.18m x 2.08m )**

Cream suite comprising panelled bath with mixer taps; Mira Event electric shower unit with wall mounted telephone shower attachment; fitted curved glass shower screen; close coupled WC; wash hand basin with mixer taps and vanity unit under; tiled walls and floor; recessed spotlights.

### **First Floor / Landing**

Built in storage cupboard.

### **Bedroom 1**

**11'3 x 9'11 (3.43m x 3.02m )**

### **Shower Room**

**7'11 x 7'6 (2.41m x 2.29m )**

Modern white suite comprising tiled shower cubicle with Triton Seville shower unit and wall mounted telephone shower attachment; glass shower door; close coupled WC; wall mounted wash hand basin with swan neck mixer tap and vanity unit under; tiled walls and floor; recessed spotlights; extractor fan; electric shaver point.

## **Bedroom 2**

**14'9 x 11'3 (4.50m x 3.43m )**

Built in wardrobe with mirrored sliding doors.

## **Principal Bedroom**

**16'11 x 10'9 (5.16m x 3.28m )**

Wood laminate floor; built in wardrobe.

## **En-suite Shower Room**

**10'9 x 5'2 (3.28m x 1.57m )**

Modern white suite comprising tiled shower cubicle with Redring Pure shower unit and wall mounted telephone shower attachment; fitted folding sliding doors; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; towel radiator; tiled floor and walls; recessed spotlights; extractor fan; electric shaver point.

## **Second Floor / Landing**

### **Study Area**

**6'9 x 6'8 (2.06m x 2.03m )**

Maximum Measurements

### **Bedroom 4**

**16'10 x 8'7 (5.13m x 2.62m )**

Restricted head height

Wood laminate floor; recessed spotlights; Velux window.

### **En-suite Bathroom**

**10'10 x 6'9 (3.30m x 2.06m )**

Restricted Head Height

Modern white suite comprising panelled bath with raised pillar mixer taps and telephone shower attachment; close coupled WC; wash hand basin with mixer taps and vanity unit under; tiled floor and walls.

## **Outside**

Stone pillar with wrought iron gate; cattle grid and bitmac driveway leading to the front, side and rear of the property and to:-

### **Double Garage**

**19'7 x 17'8 (5.97m x 5.38m )**

Twin up and over doors; light and power points; separate WC with close coupled WC; glazed double doors through to:-

### **Store**

**16'6 x 8'4 (5.03m x 2.54m )**

Glazed uPVC entrance door; light and power points.

### **Utility Store**

**14'5 8'0 (4.39m 2.44m )**

Glazed Belfast sink; space and plumbing for washing machine; built in cupboards and drawers; part tiled walls.

## **Gardens**

Front gardens laid out in lawn and planted with an excellent range of shrubs; enclosed rear gardens laid out in lawn; paved patio areas; outside lights and water taps; stunning views over the surrounding countryside.

## **Tenure**

Freehold

## **Capital / Rateable value**

£270,000. Rates Payable = £2466.99 Per Annum (Approx)









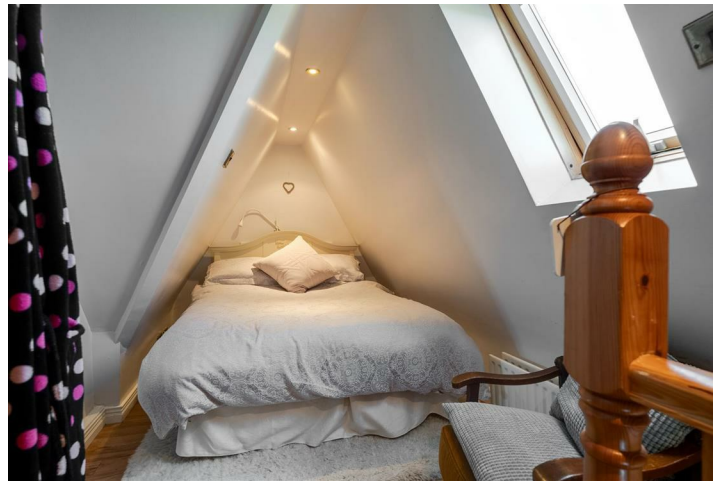












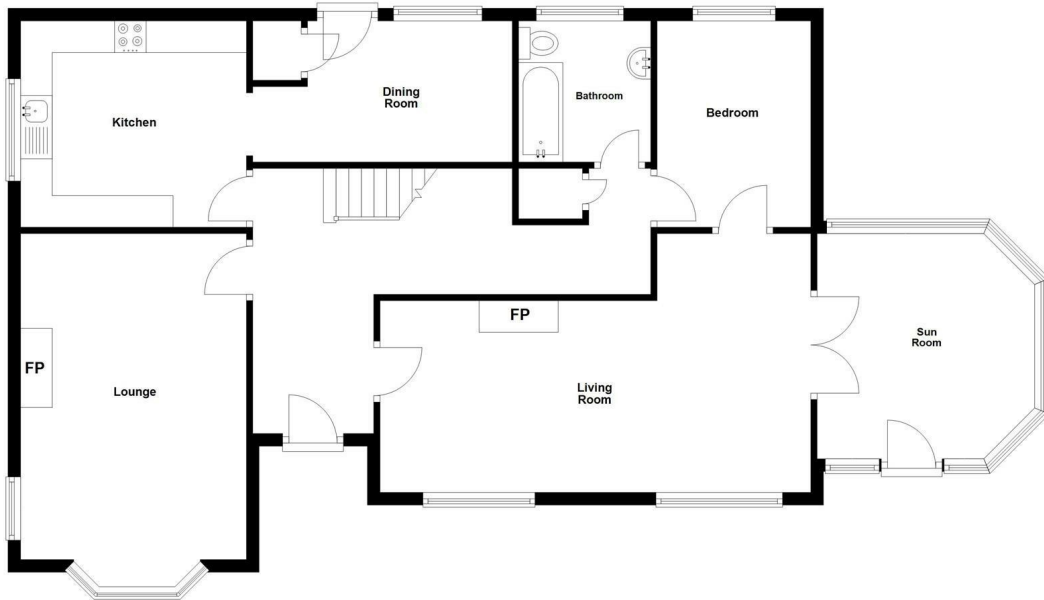






### Ground Floor

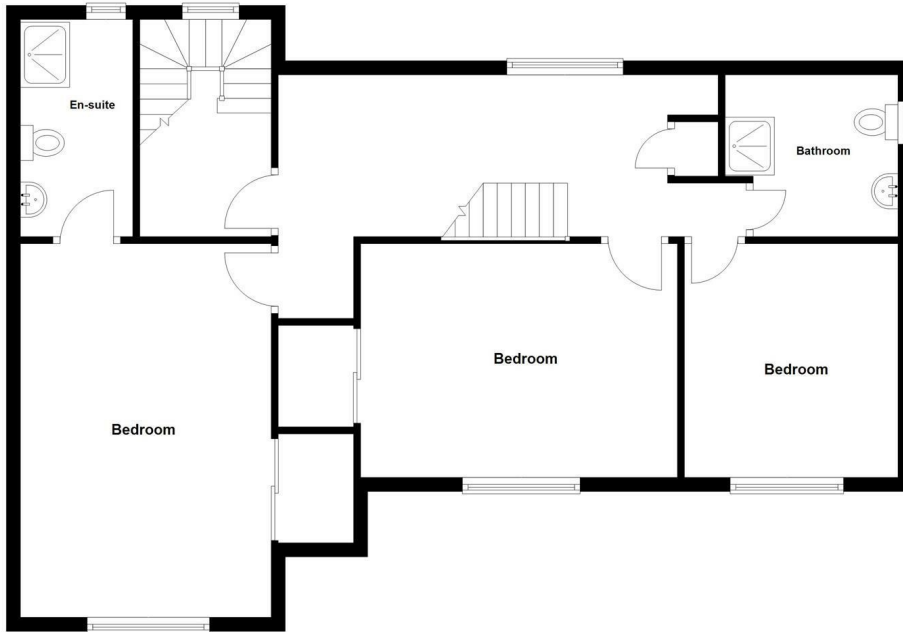
Approx. 86.3 sq. metres (928.6 sq. feet)



Total area: approx. 251.8 sq. metres (2710.8 sq. feet)

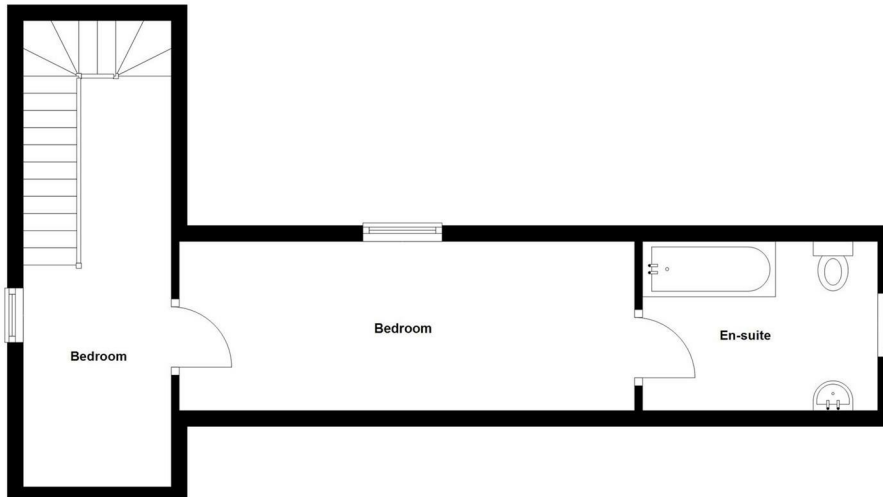
### First Floor

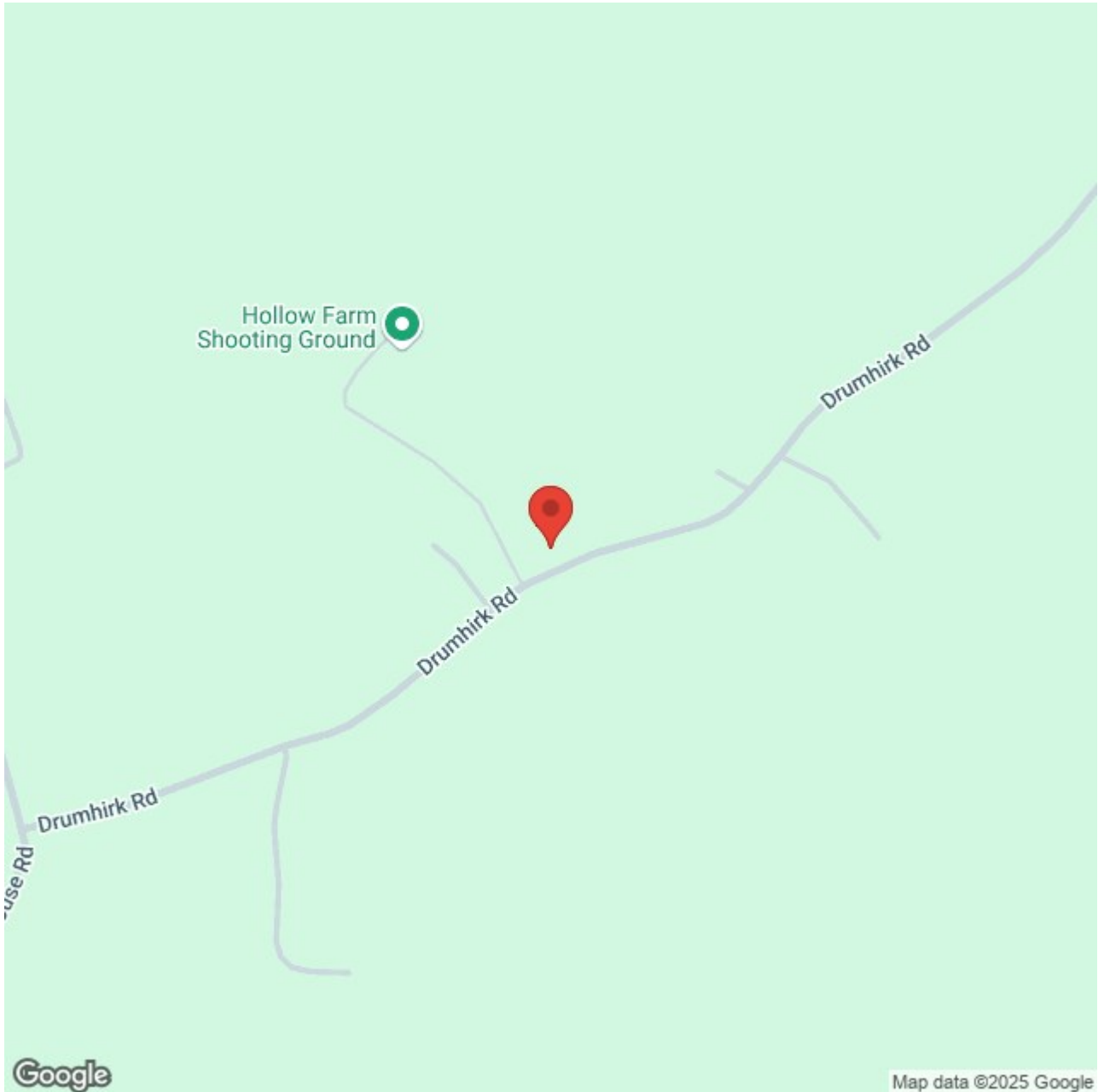
Approx. 83.1 sq. metres (894.3 sq. feet)



### Second Floor

Approx. 30.1 sq. metres (323.9 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
		60	63

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