



## 343 Comber Road, Carryduff, Lisburn, BT27 6TB

**Asking Price £575,000**

343 Comber Road is only 5 minutes from Carryduff and only a 15 minute drive to Lisburn, offering an easy commute for work or the morning school run.

The property itself is centrally positioned on a large plot, set well back from the road, with mature gardens both the front and rear with a large tarmac area with parking for several cars with space to turn and an attached garage (25'0 x 12'1).

Internally, there are three main reception rooms, a fitted kitchen with casual dining area, utility room and office, a downstairs toilet at rear hallway and another toilet facility off the main reception hall, and sun porch over looking the front gardens.

Upstairs there are four double bedrooms, two with en-suite, whilst the principle bedroom also has a dressing area, and contemporary white family bathroom suite.

This is a fantastic family home that has been maintained inside and out to an exceptional standard.

- Fantastic Detached Family Home of Approximately 3500 sq ft (to include garage)
- Five Bedrooms, Two With En-Suite
- Fitted Kitchen With Casual Dining Area
- Oil Heating/ Double Glazed
- Large Attached Garage (25'1 x 12'1)
- Reception Hall & Gallery Landing On 1st Floor
- Three Reception Rooms Plus Sun Porch
- Utility Room/Possible Office Store & Downstairs w/c in Reception Hall & Rear Hall
- Driveway That Leads to the Front and Rear of Property With Space To Park & Turn
- Superb, Mature Gardens to Front & Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC



### Sun Porch



Pvc glass panelled front door with glazed side panels to entrance porch. Tiled flooring. Glass panelled inner door with glazed side panels to reception hall. Tiled flooring.

### Reception Hall 11'9 x 9'1 (3.58m x 2.77m)



Oak flooring.

## Cloak Room



Sink unit and low flush w/c. Tiled flooring.

## Lounge 22'4 x 15'7 (6.81m x 4.75m)



From the reception hall double doors lead to lounge with Marble fire-place with wooden surround housing coal effect gas fire.

## Dining Room 12'5 x 12'1 (3.78m x 3.68m)



### Living Room 15'8 x 12'3 (4.78m x 3.73m)



Brick fire place with cast iron stove. Cornice ceiling and ceiling rose. Patio doors to garden/patio. Oak flooring.

### Shaker Style Kitchen 17'6 x 12'5 (5.33m x 3.78m)



Full range of high and low level units, glazed cabinets, granite worktops, integrated dish-washer, and microwave, single drainer 1 1/4 bowl stainless steel sink unit with mixer taps. Tiled flooring. Access to rear halway.

### Rear Hallway



Tiled flooring.

**Office / Store 7'7 x 6'7 (2.31m x 2.01m)**



Tiled flooring.

**Additional Cloaks Room 10'2 x 7'7 (3.10m x 2.31m)**



Low flush w.c Sink unit.

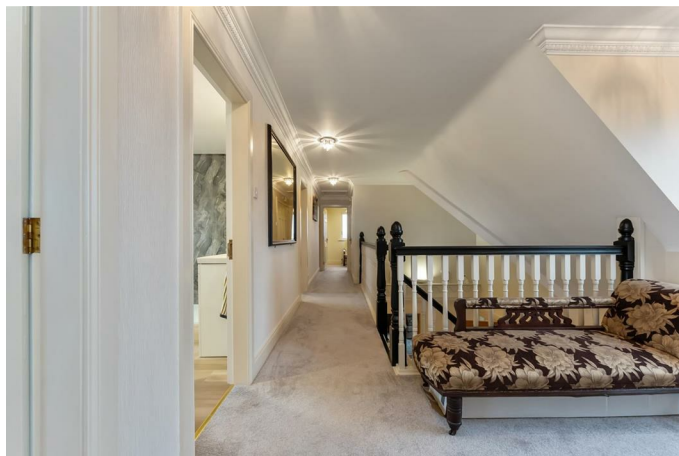
**Utility Area**



Full range of high and low level units, single drainer sink unit with mixer taps, Plumbed for washing machine. Tiled flooring.

**Frist Floor**

## Gallery Landing



Gallery landing with study area overlooking the front garden and fields in the distance.

## Bedroom One 17'6 x13'7 (5.33m x4.14m)



Access to The principle bedroom is through a dressing area that leads to both the ensuite and bedroom.

In the bedroom there is a double wardrobe and a walk in dressing room.

## Ensuite



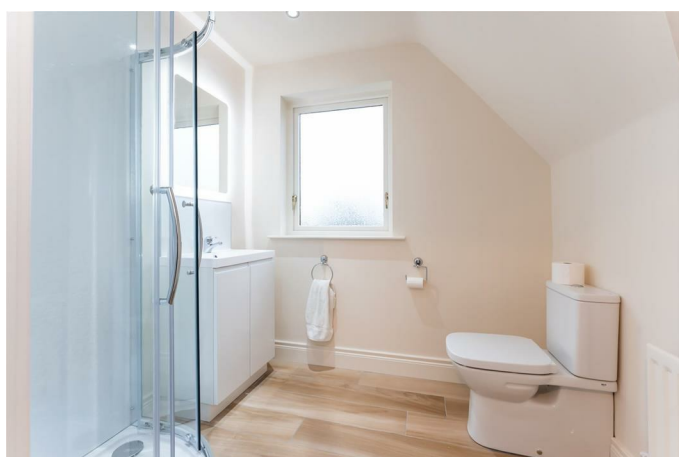
Comprising corner shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, low flush w.c , bidet.  
Part tiled walls. Tiled flooring. Spot-lights.

### Bedroom Two 17'6 x 13'7 (5.33m x 4.14m)



Dressing area with double built-in robes.

### Ensuite



Comprising corner shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, low flush w.c  
Part tiled walls. Tiled flooring.

### Bedroom Three 13'8 x 12'3 (4.17m x 3.73m)



Built in robes. Additional bedroom furniture. Wooden flooring.

**Bedroom Four 11'9 x 11'2 (3.58m x 3.40m )**



Oak flooring. Double built in robes. Great view over green fields.

**Bedroom Five/ Study 11'7 x 7'2 (3.53m x 2.18m)**



Great views over green fields.

**Contemporary White Bathroom Suite**



Comprising free standing, claw foot slipper style bath with brass fittings, floor mounted mixer taps and hand shower, low flush w.c Large walk in shower cubicle with brass drench head and hand shower , wash hand basin with mixer taps and storage below, 2 heated towel rails also brass fittings to match sanitary ware, Spot-lights.



## Landing



Double doors to hot-press.

## Outside Front



Double gates provide access via the tarmac driveway that leads to the front of the house and also to the rear where there is a large area for parking and with ample space to turn.

The property is centrally positioned so benefits from a superb front garden laid in lawns with a mature range of plants trees and shrubs.

## Outside Rear



Accessed from the rear of the property there is a large patio area overlooking the rear garden laid in lawns, bordered by mature hedging plants, trees and shrubs.

**Attached Garage 25'1 x 12'1 (7.65m x 3.68m)**

Electric roller door.

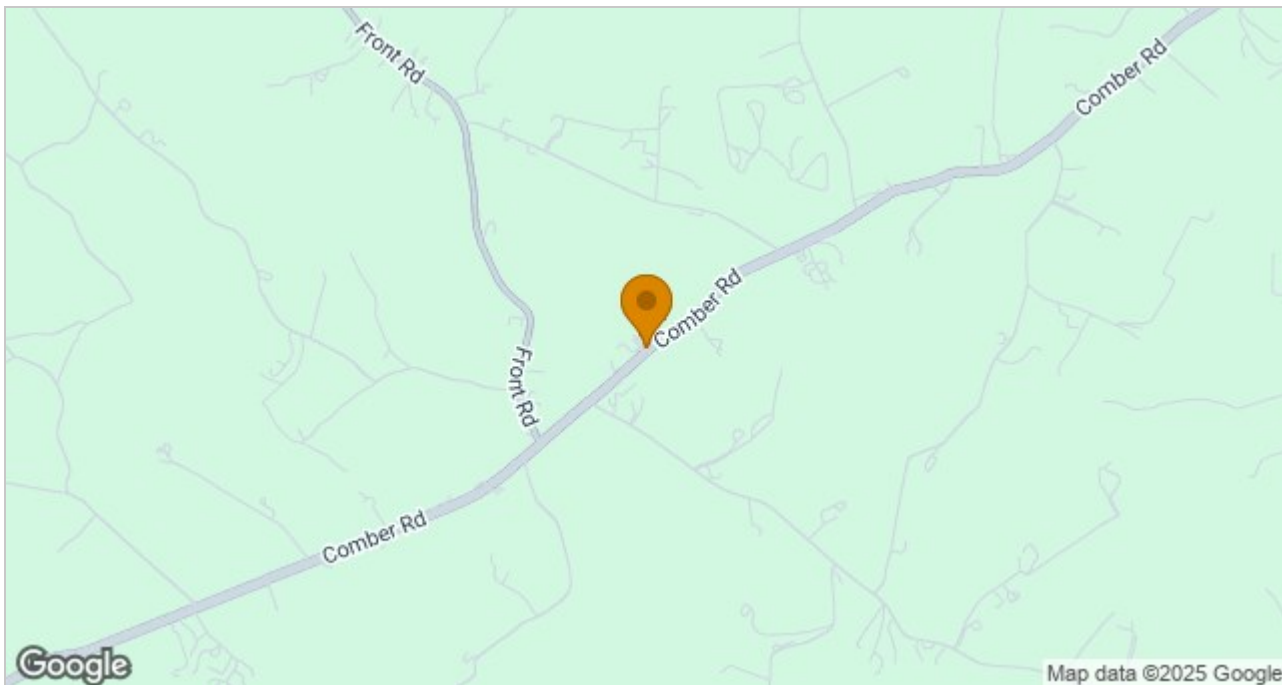
Housing oil fired boiler.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORETSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark