

**Tim Martin**  
— .co.uk



16 Barnet Dale  
Lisbane  
Comber  
BT23 6DZ

Offers Around  
£315,000

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## SUMMARY

A superbly presented and modern detached chalet bungalow, situated a short stroll from Lisbane village and within close proximity of Comber and Killinchy villages.

This deceptively spacious family home enjoys bright and spacious accommodation throughout. The ground floor comprises of a lounge with bay window and open fire, modern fitted kitchen with matching island unit and a spacious dining area, snug/playroom and home office, or two additional bedrooms, if desired, family bathroom and a utility room. The first floor enjoys three excellent sized bedrooms including the principal bedroom with built in sliding wardrobes and an en suite shower room and a further shower room to serve the other bedrooms.

Outside, a spacious driveway provides excellent off street parking and leads to the integral garage. Well maintained and landscaped gardens with spacious patio and raised decking areas, provide the ideal entertaining space for all the family to enjoy.

Within a short walk you will find the renowned Poachers Pocket pub and restaurant, Old Post Office tearooms, filling station and post office, whilst an excellent choice of primary and secondary schools are located in the nearby towns of Comber and Killinchy. Excellent road networks and access to public transport allow for a convenient commute to Downpatrick, Newtownards, Dundonald and Belfast city centre.

## FEATURES

- Superbly Presented And Modern Detached Family Home With Flexible Layout
- Spacious Lounge With Bay Window And Open Fire
- Modern Fitted Kitchen And Separate Utility Room
- Home Office And Snug
- 3, 4 or 5 Bedroom Layout Including Principal Bedroom With En suite Shower Room
- Ground Floor Bathroom And First Floor Shower Room
- Integral Garage With Sectional Insulated Door
- Full Fibre 900 Ultrafast Broadband Installed
- Within Walking Distance Of Lisbane Village, Poachers Pocket And The Old Post Office Tearooms
- Convenient Commuting Distance To Downpatrick, Newtownards, Dundonald And Belfast

## **Entrance Hall**

Glazed PVC entrance door; tiled floor; telephone connection point.

## **Lounge**

**14'5 x 11'8 (4.39m x 3.56m )**

Beautiful cast iron style fireplace with open fire; granite hearth; oak fire surround; wood laminate floor; bay window; cornice ceiling; TV aerial connection point.

## **Kitchen / Dining Area**

**18'3 x 14'8 (5.56m x 4.47m )**

(Max Measurements)

Extensive range of modern oak high and low level cupboards and drawers with matching island unit incorporating 1½ tub sink unit with mixer taps; integrated Zanussi electric double oven; 5 ring gas hob with chrome extractor hood over; Candy dishwasher and fridge / freezer; formica worktops; tiled floor; recessed spotlights; glazed double Upvc doors to rear.

## **Utility Room**

**10'10 x 5'11 (3.30m x 1.80m )**

Single drainer stainless steel sink unit with mono mixer taps built in cupboards; formica worktop; space and plumbing for washing machine; space for fridge / freezer; tiled floor; glazed Upvc door to rear.

## **Bedroom 4 / Snug**

**10'1 x 9'5 (3.07m x 2.87m )**

Beautiful cast iron fireplace with feature tiled inset.

## **Bathroom**

**7'1 x 5'11 (2.16m x 1.80m )**

Cream coloured suite comprising panel bath with raised pillar mixer taps and telephone shower attachment; pedestal wash hand basin; low flush wc with wooden seat; part tiled walls; extractor fan.

## **Home Office / Bedroom 5**

**17'0 x 9'4 (5.18m x 2.84m)**

(Max measurements)

Part vaulted ceiling with Velux windows; recessed spotlights.

## **First Floor / Landing**

Hot press with insulated copper cylinder; access to roof space.

## **Principal Bedroom**

**12'8 x 12'2 (3.86m x 3.71m )**

Built in slider robes; recessed spotlights; access to under eaves storage.

## **Ensuite Sunroom**

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; glass shower door; wc with concealed cistern; semi pedestal wash hand basin with mono mixer taps; tiled walls and floor; towel radiator.

## **Bedroom 2**

**15'0 x 6'10 (4.57m x 2.08m )**

(Max measurements)

Recessed spotlights.

## **Bedroom 3**

**14'8 x 9'6 (4.47m x 2.90m)**

(Max measurements)

## Shower Room

9'3 x 4'2 (2.82m x 1.27m )

(Max Measurements)

White suite comprising separate tiled shower cubicle with Mira Sport electric shower unit with wall mounted telephone shower attachment; fitted folding shower door; wash hand basin with mixer taps and vanity unit under; low flush wc; tiled walls and floors; pine tongue and groove ceiling with recessed spotlights; extractor fan; built in shelving.

## Outside

Spacious driveway providing extra car parking leading to:

## Integrated Garage

20'5 x 11'0 (6.22m x 3.35m)

Electrically operated sectional insulated up and over door; fluorescent lights; power points; Warmflow oil fired boiler.

## Gardens

Front gardens laid out in lawn; Fully enclosed rear gardens laid out in lawn; spacious paved patio and raised decking area; raised flowerbeds; pvc oil storage tank; outside lights and water taps.

## Capital / Rateable Value

£225,000 Rates Payable = £1960.20 per annum (approx)

## Tenure

Leasehold - £60 per annum



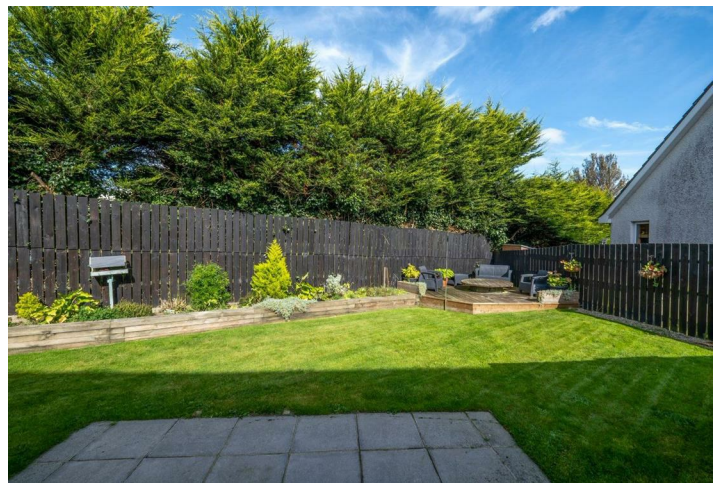
Total area: approx. 161.4 sq. metres (1737.5 sq. feet)

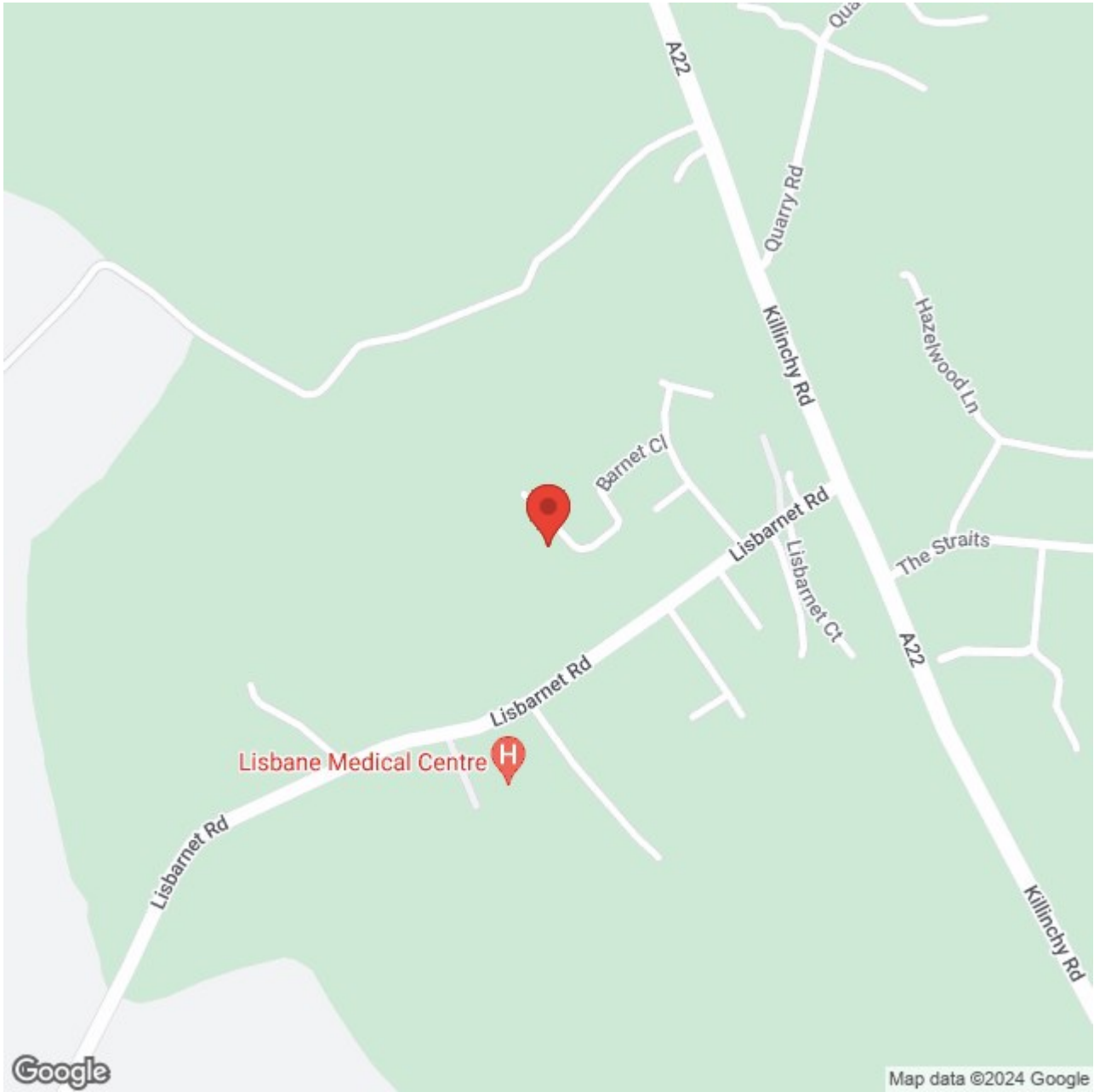
Photography and Floor plans by housefyndi.co.uk #flyonthewallpropertymarketing  
Plan produced using PlanUp.

16 Barnet Dale, Lisbane









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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