

Tim Martin
— .co.uk



**15 Ballycreely Road
Comber
BT23 5PX**

**Offers Around
£395,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A spacious detached family residence set in a pleasing rural setting overlooking the countryside.

The Property is convenient to Ballygowan and Comber and a short commute to Belfast City airport, Dundonald and Newtownards.

Offering well appointed, flexible accommodation, the property is well presented and tastefully decorated to include two reception rooms, conservatory, modern integrated kitchen / dining, adjoining laundry room, two bedrooms, principal bathroom and study area on the ground floor level. Two further bedrooms, shower room and storage room complete the first floor.

A private driveway leads to generous parking and detached garage. The landscaped gardens surround the residence providing privacy and plenty of space for children / pets to play. A pleasing enclosed patio designed to catch the sun is accessed from the kitchen / dining making it ideal for summer entertaining.

FEATURES

- Detached Family Home with Spacious Flexible Accommodation
- Lounge, Family Room and Conervatory
- Open Plan Kitchen and Dining Opening onto Enclosed Patio Area
- 2 Bedroom (1 En Suite) on Ground Floor
- 2 Bedrooms with Shower Room on First Floor
- Modern Bathroom
- Oil Fired Heating and Double Glazing
- Detached Garage
- Spacious, Landscaped Gardens with Patio Area
- Ideally Located Just a Short Drive to Ballygowan and Comber

Reception Hall

Lounge

19'11 x 13'10 (6.07m x 4.22m)

White marble fireplace and hearth; engineered Oak wood floor; painted corniced tongue and groove ceiling; TV aerial point.

Family Room

18'7 x 14'7 (5.66m x 4.45m)

Brick inglenook fireplace with enclosed cast iron stove on slate hearth; pitch pine beam mantle; recessed display niches; TV aerial point; wall light; corniced ceiling; door to:-

Conservatory

12'6 x 10'11 (max measurements) (3.81m x 3.33m (max measurements))

Ceramic tiled floor; front light; double patio doors to gardens.

Kitchen / Dining

26'0 x 14'1 (7.92m x 4.29m)

1½ tub single drainer stainless steel sink unit with mono mixer taps; range of oak eye and floor level cupboards and drawers; formica worktops; 4 ring induction electric hob; extractor fan and light over; Hoover electric under oven; plumbed for dishwasher; plumbed for American fridge / freezer; built in larder; ceramic flagged floor; glazed double doors to garden; 12v spotlighting; TV aerial point.

Laundry Room

11'4 x 7'11 (3.45m x 2.41m)

Recessed stainless steel sink with chrome mono mixer taps; floor level cupboards ; formica worktop; plumbed and space for washing machine and tumble dryer; Grant oil fired boiler; ceramic tiled floor.

Cloakroom

11'4 x 2'9 (3.45m x 0.84m)

Ceramic flagged floor; pedestal wash hand basin; close coupled WC; hotpress with insulated copper cylinder.

Principal bedroom

16'7 x 13'11 (5.05m x 4.24m)

Wood Laminate flooring; corniced ceiling.

Walk In Dressing Room

6'7 x 5'2 (2.01m x 1.57m)

Clothes rails and storage shelves; fluorescent light.

En-suite Shower Room

8'3 x 6'11 (2.51m x 2.11m)

White suite comprising Pharo quadrant shower cubicle with multi shower heads; sliding shower door and side panel; oak vanity unit with fitted wash hand basin and chrome mono mixer taps; cupboards and drawers under; illuminated mirror; cupboards and display shelves over with electric shower socket; bidet with mono mixer taps; close coupled WC; heated towel radiator; ceramic tiled walls and floor.

Bedroom 2

11'5 x 10'9 (3.48m x 3.28m)

Wood Laminate flooring; corniced ceiling

Study Area

6'0 x 4'7 (1.83m x 1.40m)

Principal Bathroom

15'3" x 9'6" (max measurements) (4.67m x 2.92m (max measurements))

White suite comprising panelled bath with centrally located mixer taps; pedestal wash hand basin with swan neck chrome mixer taps; illuminated mirror fronted bathroom cabinet over; close coupled WC; rectangular tiled shower with adjustable and rain head shower heads and thermostatically controlled shower unit; glass shower panel; chrome heated towel radiator; tiled walls and floor; LED spot lighting; extractor fan.

Hardwood Furnished Staircase to First Floor

Velux windows

Bedroom 3

15'0 x 11'1 (max measurements) (4.57m x 3.38m (max measurements))

Double and single mirrored door wardrobe; storage cupboard; Velux windows; painted tongue and groove ceiling.

Shower Room

11'3 x 5'2 (3.43m x 1.57m)

White suite comprising quadrant tiled shower cubicle with Mira Sport electric shower; glass sliding shower door and side panels; close coupled WC; vanity unit with fitted wash hand basin with chrome mixer taps; cupboard under and mirror over; chrome towel radiator; ceramic tiled floors; part tiled walls; walk in storage cupboard; Velux window; ceiling LED spotbar.

Bedroom 4

11'5 x 11'2 (3.48m x 3.40m)

Wood laminate floor; double and single built in wardrobe; storage cupboard; Velux window.

Storage Room

8'11 x 6'3 (2.72m x 1.91m)

Wood laminate floor.

Double Wrought Iron Gates and Tarmac drive to Ample

Detached Garage

19'5 x 15'2 (5.92m x 4.62m)

Fluorescent lights; roller door; power points.

Gardens

Gardens to front laid out in lawns and flowerbeds with a selection of ornamental and flowering shrubs; external lighting; enclosed storage area; water tap. Decorative stone bed planted with ornamental shrubs.

Side and rear garden with enclosed flagged patio and lawn; lighting and water tap.

Side garden with scree beds, raised brick flower beds; PVC oil storage tank; brick pavia paths.

Capital / Rateable Value

£380,000= Rates Payable £3310.56 Per Annum (Approximately)







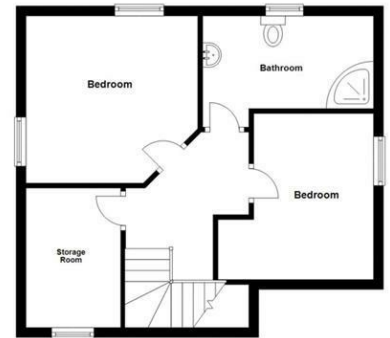




Ground Floor
Approx. 183.4 sq. metres (1974.0 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 225.7 sq. metres (2429.3 sq. feet)

Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

15 Ballycreely Road, Comber



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.