



Located on the periphery of Comber, this impressive contemporary detached bungalow occupies a fine level site nestled within some of Co. Down's most idyllic scenery.

Constructed circa 2010, the property extends to circa 3000 sq ft. Conscientiously designed to maximise on natural light and versatile open plan space, the property is perfect for modern living. Upon entering the home, there is an immediate sense of space enhanced by generously proportioned windows which create a perfect connection between the interior and exterior. Complemented by a notably high standard of finish, the property is tastefully decorated throughout. Enveloped by well-tended gardens with a South facing rear orientation, the property is accessed via electric gates leading to a sweeping pebbled driveway to a detached matching garage.

An enviable location nearby Strangford Lough, an area renowned for its outstanding natural beauty, yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Located less than 2km from Comber which offers a variety of amenities including several restaurants and cafes, schools, health centre, churches plus leisure centre. We are confident this home will appeal to the most discerning purchaser.

Offers Around
£565,000

31 Ballydrain Road,
Comber,
NEWTOWNARDS,
BT23 5SS

Viewing by
appointment
through agent
028 9042 4747



- An impressive contemporary detached bungalow
- Located less than 2km from Comber town centre
- Nestled within some of Co-Down's most idyllic countryside
- Conscientiously designed to maximise on natural light and versatile open plan space
- Built circa 2010 & extending to circa 3000 sq ft
- Dining Hall
- Living Room
- Kitchen with casual dining area leading to
- Sun Room overlooking side garden
- 2 X cloak store / Utility / Cloaks WC
- Four bedrooms
- Principal bedroom with walk in robe & ensuite
- Luxury bathroom
- Oil fired central heating
- uPVC frame double glazed windows
- Main attic suitable for conversion to additional bedroom or living space
- Secondary attic above utility - floored- for storage
- Electric gates to sweeping pebbled driveway leading to detached matching garage
- Enveloped by well-tended gardens with a South facing rear orientation
- Within proximity to principal routes to Belfast - ideal for commuters
- Various renowned restaurants, schools, health centre, shops & leisure centre close to hand
- Located nearby Strangford Lough within an area renowned for its outstanding natural beauty
- We are confident this beautiful home will appeal to the most discerning purchaser

The Property Comprises:

Ground Floor

Hardwood front door with double glazed side lights to . . .

ENTRANCE HALL: 16' 11" x 12' 2" (5.16m x 3.71m)

DINING HALL: 16' 11" x 10' 0" (5.16m x 3.05m) Feature vaulted ceiling, Velux windows, oak wood floor, uPVC double glazed double doors to exterior with matching side lights.



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CLOAK STORE (1)

CLOAK STORE (2): Pressurised hot water system.

LIVING ROOM: 20' 1" x 16' 11" (6.12m x 5.16m) Feature vaulted ceiling, fireplace with wood burning stove and sleeper mantle, views across countryside to Strangford Lough to Island Hill and Scrabo.



KITCHEN OPEN PLAN TO SUN ROOM:

KITCHEN: 21' 2" x 16' 10" (6.45m x 5.13m) Bespoke Shaker style kitchen with excellent range of high and low level units with matching island, upstands and sills, quartz worktops, corian worktop to island unit, stainless steel sink unit with mixer tap, range cooker with gas hob, double electric oven and plate warmer, stainless steel extractor fan, stainless steel splash back, ceramic tiled floor, composite front door to exterior.



SUN ROOM 18' 10" x 16' 6" (5.74m x 5.03m) Feature wood burning stove, dual aspect windows overlooking gardens.



UTILITY ROOM: 11' 9" x 10' 4" (3.58m x 3.15m)
Range of high and low level units, stainless steel sink with drainer and mixer tap, tiled upstand, plumbed for washing machine, vented for tumble dryer, ceramic tiled floor.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin with mixer tap, decorative tiled wall with timber shelf, ceramic tiled floor, extractor fan, secondary floored attic – for storage.

INNER HALL:

PRINCIPAL BEDROOM: 20' 2" x 16' 3" (6.15m x 4.95m) Solid oak wood floor.



WALK-IN WARDROBE: 7' 5" x 4' 11" (2.26m x 1.5m)

ENSUITE WETROOM: 10' 8" x 4' 9" (3.25m x 1.45m) Recently installed, fully tiled built-in shower enclosure with mains shower unit, wash hand basin with mixer tap and low level drawer, heated towel rail, fully tiled walls, ceramic tiled floor, sensor mirror, extractor fan, window.



BEDROOM (2): 15' 11" x 13' 4" (4.85m x 4.06m) Oak wood floor.



BEDROOM (3): 15' 11" x 10' 0" (4.85m x 3.05m) Oak wood floor.



BEDROOM (4)/STUDY: 9' 7" x 7' 8" (2.92m x 2.34m) Oak wood floor.

ATTIC: Suitable for conversion to additional bedroom or living space.

BATHROOM: 15' 11" x 6' 11" (4.85m x 2.11m) Recently installed, luxury four piece white suite comprising free standing bath with wall mounted mixer tap, fully tiled built-in shower cubicle, wash hand basin with mixer tap, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlights, extractor fan, window.



Outside

Electric entrance gates leading to sweeping pebbled driveway to . . .

DETACHED MATCHING GARAGE: Electric roller door, light and power, Riello oil fired boiler, uPVC door.

Occupying a fine level site with well tended lawn to front, side and rear. Paved area to rear benefitting from sunny south facing aspect, septic tank. Outside light and tap.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Comber Square continue along Killinchy Street to the Killinchy Road roundabout. AT the roundabout, take the second exit onto Killinchy Road then take the first left after the Texaco Garage onto Ballydrain Road. No. 31 is positioned approx 1km along the road on the right hand side.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com



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