

**Tim Martin**  
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**8 Hazelwood Glen  
Comber  
BT23 6AU**

**Offers Around  
£279,950**

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## SUMMARY

A charming detached country style cottage, set in this beautiful semi rural location with views over the surrounding countryside, yet within walking distance of Lisbane village.

This fabulous cottage is immediately impressive as soon as you walk through the front stable door. Of particular note is the spacious lounge with a beautiful floor to ceiling fireplace and cast iron stove, which opens through to a recently fitted modern kitchen. From there, a bright and spacious conservatory opens out to the enclosed rear gardens with uninterrupted views over the undulating countryside. Two spacious bedrooms, one with an ensuite shower room and utility room with WC complete the ground floor. The first floor enjoys an impressive minstrel galleried landing which opens out to the principle bedroom with a modern ensuite bathroom.

Outside a spacious driveway provides ample parking for several cars whilst the beautifully maintained, landscaped front and rear gardens are laid out in lawn with a spacious patio area, ideal for entertaining family and friends all year round.

Hazelwood Glen is a small development of detached country cottages enjoying the best of both worlds, with the countryside on your doorstep and Lisbane village only a short walk away, where you can enjoy the award winning Poachers Pocket pub / restaurant and The Old Post Office coffee shop. Within a short drive is WWT Castle Espie and Strangford Lough where you can enjoy beautiful coastal walks and water sports. All in all, this is a fabulous opportunity to acquire a quaint country cottage with convenience in mind.

## FEATURES

- Charming Country Style Cottage Situated In This Beautiful Semi Rural Location
- Spacious Lounge With Feature Fireplace And Wood Burning Stove
- Recently Fitted Modern Kitchen
- Utility Room With WC
- Conservatory Overlooking Rear Gardens
- Three Excellent Sized Bedrooms – Two With Ensuite Shower Room/Bathroom
- Oil Fired Central Heating And Double Glazing
- Spacious Gardens With Patio Area And Stunning Countryside Views
- Close To Lisbane Village, Poachers Pocket Pub And Restaurant , Old Post Office Tearooms And Public Transport
- Convenient Commuting Distance To Downpatrick, Newtownards And Belfast City Centre

## **Entrance Porch**

Painted stable door; tiled floor; part painted tongue and groove wall panelling; glazed door to:-

## **Lounge**

**15'1" x 12'7" (max measurements) (4.62m x 3.84m (max measurements) )**

Beautiful floor to ceiling fireplace with wood burning stove on tiled hearth; wooden mantle over; TV aerial connection point.

## **Kitchen**

**12'10 x 9'6 (3.91m x 2.90m )**

Extensive range of contemporary fitted high and low level cupboard and drawers with matching open shelving incorporating glazed Belfast sink with swan neck mixer taps; space for cooker; extractor hood over; Normende fridge / freezer; Kenwood dishwasher; wooden block worktops; tiled splashback; tiled floor; recessed spotlights.

## **Rear Hall**

Tiled floor.

## **Utility Room**

**8'1 x 5'2 (2.46m x 1.57m )**

Single drainer stainless steel sink unit with mixer taps; good range of built in high and low level cupboards; formica worktops; space and plumbing for washing machine and tumble dryer; close coupled WC; tiled splashback.

## **Conservatory**

**13'5 x 13'3 (4.09m x 4.04m )**

Tiled floor; wiring for wall lights; glazed uPVC door to rear patio and gardens.

## **Bedroom 1**

**15'4 x 10'0 (4.67m x 3.05m )**

Built in wardrobe

## **En-suite Shower Room**

**10'4 x 4'3 (3.15m x 1.30m )**

White suite comprising walk in shower area; Mira Decor electric shower unit with wall mounted telephone shower attachment and drench shower head over; glass shower screen; pedestal wash hand basin with mono mixer taps; close coupled WC; tiled floor; part tiled walls; electric shaver point; extractor fan.

## **Bedroom 2**

**15'4 x 10'5 (4.67m x 3.18m)**

## **First Floor with Minister Galleried Landing**

Built in storage cupboards; open through to:-

## **Principal Bedroom**

**17'11 x 15'4 (5.46m x 4.67m )**

## **En-suite Bathroom**

**8'8 x 6'10 (2.64m x 2.08m )**

Modern white suite comprising tongue and groove panel bath with pillar mixer taps and telephone shower attachment; low flush WC; pedestal wash hand basin; part tiled walls; tiled floor; electric shaver point; extractor fan.

**Outside**

Spacious decorative gravelled driveway providing excellent parking space for several cars.

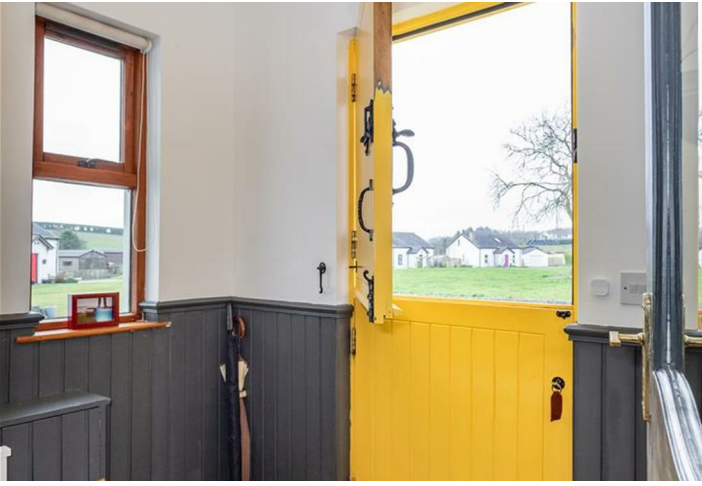
Front gardens laid out in lawn; fully enclosed landscaped rear gardens laid out in lawn; spacious paved patio area; stunning views over the surrounding Co. Down countryside; enclosed oil fired boiler; PVC oil storage tank; outside water tank.

**Capital / Rateable Value**

£170,000. Rates Payable = £1481.04 per annum (approximately)

**Tenure**

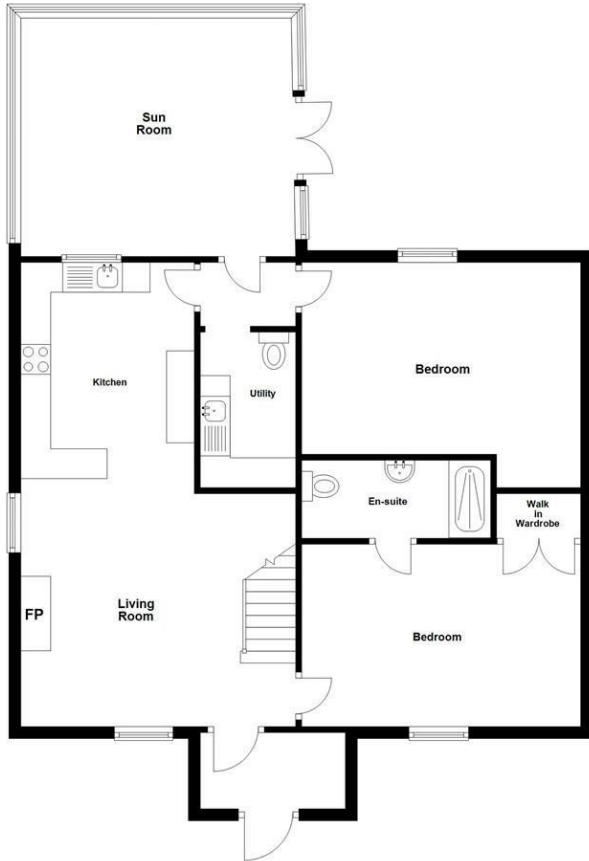
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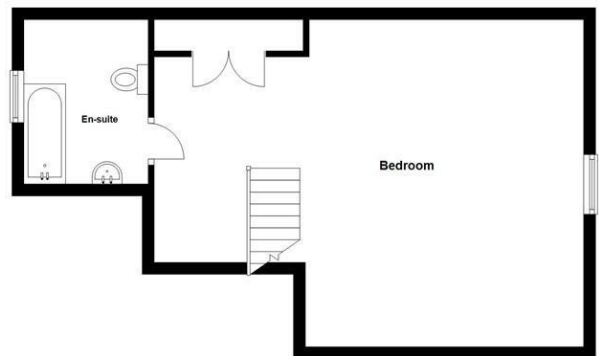




**Ground Floor**  
Approx. 95.1 sq. metres



**First Floor**  
Approx. 38.4 sq. metres



Total area: approx. 133.6 sq. metres

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

**8 Hazelwood Glen, Lisbane**



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			
		64	69

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