

RODGERS & BROWNE



'Glenbank' 22 Glen Road
Comber, BT23 5QN

offers around £425,000



THE OWNERS PERSPECTIVE...

'Glenbank' has been in our family home for nearly seventy years. During this time, this lovely period property has been at the heart of many happy events for four separate generations. The sizable gardens and the two and a half storey rooms have been the perfect location for the countless activities of our own children.

Just minutes from the town centre, shops and restaurants, there are a wide variety of social and leisure facilities immediately to hand. Newtownards and Belfast are within easy commuting distance. Public transport to schools in either location is only a short walk away. We are in no doubt that the new owners will enjoy many happy years in 'Glenbank'.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room with archway to dining room



Dining room

THE FACTS YOU NEED TO KNOW...

Stunning example of a large period semi detached home which dates back to c.1910

Extensively modernised over the years bringing the home into modern day living but yet retaining the period features

Extending to c.3,000 sq ft

Drawing room opening to dining room each with solid oak flooring and feature fireplace within the drawing room

Family room and breakfast room

Cream shaker style kitchen opening to casual dining area and direct access to the patio and garden

Recently installed bathroom and separate shower room

Flexible bedroom accommodation with either five bedrooms and a playroom/office or sixth bedroom

Partially double glazed

Recently installed oil fired central heating boiler

Extensive rear garden with mature borders, lawns and patio area

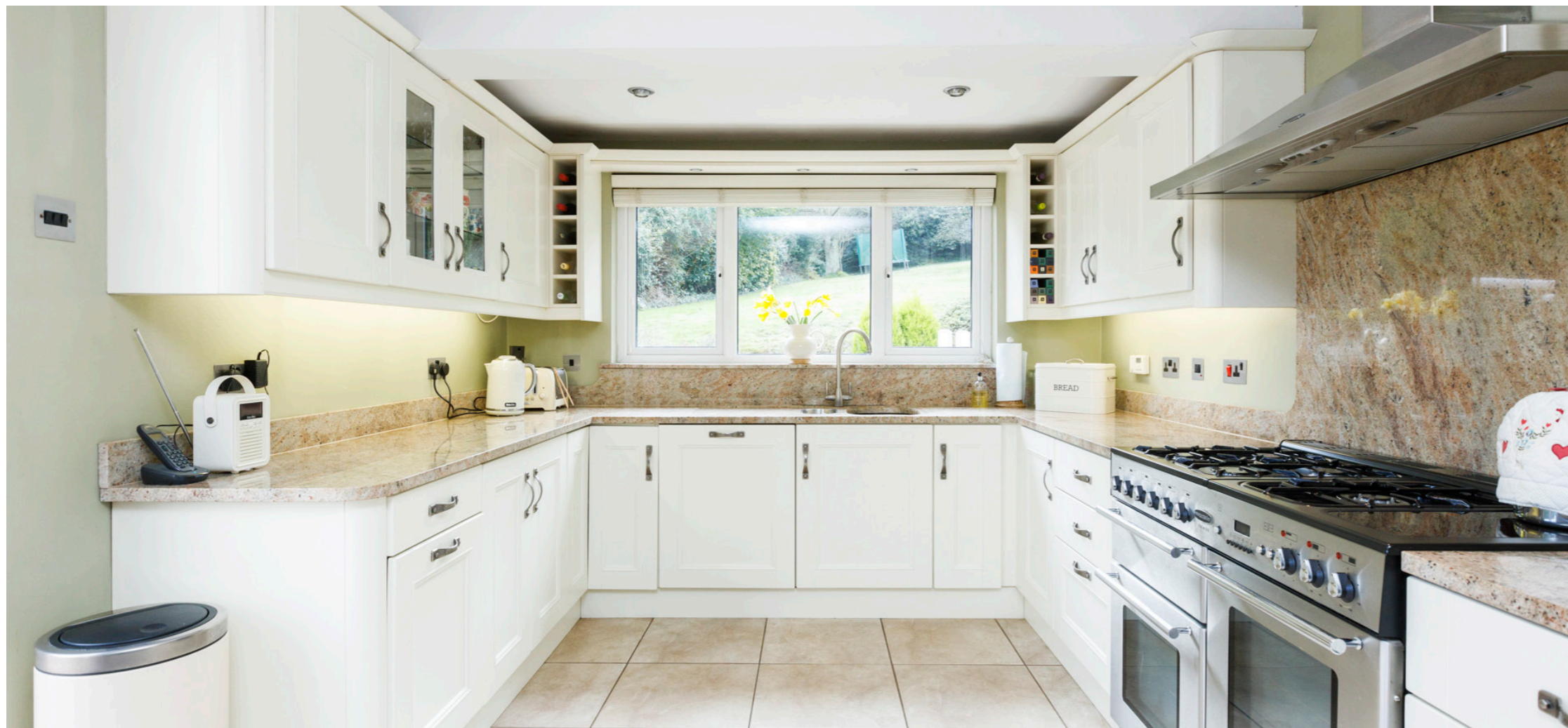
Large store

Shared gravelled driveway with parking for up to four cars

Only minutes to Comber Village which has an array of amenities

Belfast City is easily accessed via road or by Glider from Dundonald

Convenient to the Ulster Hospital, Government Buildings, many renowned schools and churches



Kitchen



Breakfast room



Casual dining area



The Property Comprises...

GROUND FLOOR

Solid panelled door with fan light to:

ENTRANCE PORCH

Cornice ceiling, ceramic tiled floor with detailing. Glazed door with side and top lights to:

ENTRANCE HALL

Ceramic tiled floor. Staircase to first floor. Newell post and handrail in mahogany with painted spindles. Cornice ceiling.

FAMILY ROOM

13' 10" x 13' 5" (4.22m x 4.09m)

Fireplace with carved wooden surround, cast iron horseshoe inset, granite hearth, picture rail, cornice ceiling.

DRAWING ROOM

28' 8" (into bay window) x 13' 10" (8.74m x 4.22m)

Cornice ceiling, ceiling rose, fireplace with carved wooden surround, cast iron horseshoe inset and slate hearth. Solid oak wooden floor. Archway to:

DINING ROOM

Cornice ceiling, ceiling rose. Solid oak wooden floor. French doors leading to patio and garden area.

BREAKFAST ROOM

13' 4" x 10' 1" (4.06m x 3.07m)

Facility for fireplace, pine over mantle and slate hearth. Solid oak wooden floor.

BEAUTIFUL KITCHEN WITH CASUAL DINING

17' 2" x 9' 11" (5.22m x 3.020m)

Extensive range of high and low level cream cabinets, displays and two wine racks, granite worktops with matching splashback, inset one and a half sink unit and mixer tap, feature Range Master range, five ring gas top and hot plate, double oven, Range Master stainless steel extractor over, integrated fridge and dishwasher. Pelmet lighting, under unit lighting, ceramic tiled floor, low voltage lighting. French doors to patio and garden area.

First Floor Return

LUXURY RECENTLY INSTALLED BATHROOM

9' 10" x 8' 5" (3m x 2.57m)

Comprising of claw and ball foot bath with chrome mixer tap and telephone shower, traditional style sink unit with mixer tap and cupboard below, low flush wc, large walk-in shower cubicle with thermostatically controlled shower unit with over drencher, ceramic tiled floor, part tiled walls, period style heated towel radiator.

UTILITY ROOM

Plumbed for washing machine and space for tumble dryer, open shelving.



Main bedroom

First Floor

MAIN BEDROOM

16' 8" (into bay window) x 13' 11" (5.08m x 4.24m)
Slate fireplace with cast iron and tiled inset, tiled hearth (ornamental purposes only). Built in wardrobes. Cornice ceiling, picture rail.

BEDROOM (2)

13' 5" x 13' 5" (4.09m x 4.09m)
Cornice ceiling. Picture rail.

BEDROOM (3)

14' 1" x 11' 7" (4.29m x 3.53m)
Cornice ceiling. Picture rail.

BEDROOM (4)

12' 2" x 10' 11" (3.71m x 3.33m)
Slate fireplace with cast iron and tiled inset, (ornamental purposes only) cornice ceiling, picture rail.

Second Floor

LANDING Access to roofspace.

BEDROOM (5)

19' 1" x 13' 4" (5.82m x 4.06m)
Extra large double glazed Velux windows.

PLAYROOM/OFFICE OR BEDROOM (6)

19' 1" x 12' 3" (5.82m x 3.73m)
Extra large double glazed Velux windows.

LUXURY RECENTLY INSTALLED SHOWER ROOM

Double walk-in shower with drying area, Mira Sport electric shower, wall hanging sink unit with cabinet below, mixer tap and splashback, low flush wc, ceramic tiled floor, heated towel radiator, low voltage lighting, exposed beam.

Outside

Shared gravelled driveway with parking for up to four cars.

Mature garden to the front laid in lawns and bordered by hedges, extensive gardens to the rear with mature shrubs and borders, large, flagged patio area including raised flowerbeds.

STOREROOM

19' 6" x 9' 3" (5.94m x 2.82m)
Double wooden doors to front. Service door to rear. Plumbed for washing machine, space for tumble dryer. Light and power.

BOILER HOUSE

Housing oil fired central heating. Concealed PVC oil tank. Light. Outside tap.



Bedroom two



Bedroom three



Bathroom



Bedroom five

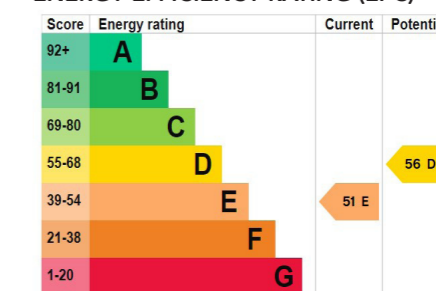
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 has been exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE

Leasehold.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

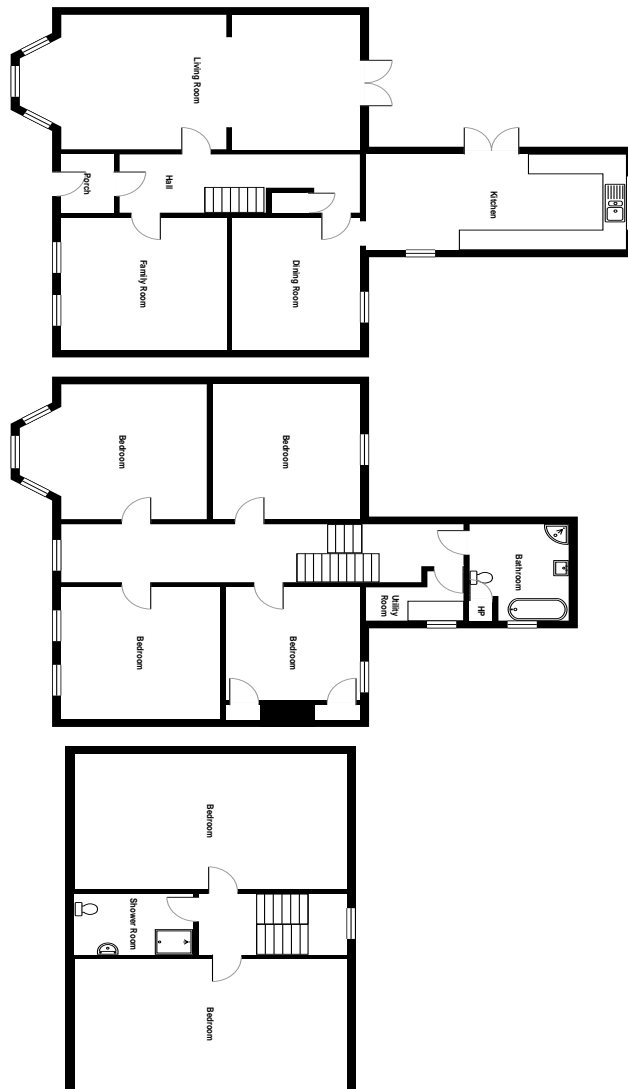
The assessment for the year 2024/2025 is £1,449.66.

VIEWING

By appointment with **RODDERS & BROWNE**.

Location

Travelling along the A22 from Dundonald turn right into Glen Link, pass the fire station, at the roundabout take the third exit on to Glen Road and No 22 will be on your left.



Total Area: 278.4 m² ... 2987 ft²
 Measurements are approximate and for identification purposes only.

RODGERS & BROWNE

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