

simonBRIEN
RESIDENTIAL

7 Ardnavey Park,
Comber, BT23 5SH



Offers Around £430,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A modern built home combine accents of the "Arts and Crafts" era and modern building methods
- Located just off the Ballydrain Road and within easy strolling distance to Comber Square
- Welcoming entrance hall with feature solid Oak staircase
- Lounge with Cream Granite fireplace, open fire
- All-important downstairs cloakroom
- Large open plan living/ dining/ kitchen with attractive Limestone fireplace
- Luxury kitchen in Cream Shaker units, Granite tops and integrated appliances
- Separate utility room in Shaker units
- Four double bedrooms, master with en suite facility
- Luxury family bathroom in modern White suite
- Integral garage approached via Tobermore brick paved, double width driveway
- Immaculate gardens in manicured lawns, patio areas, established flowerbeds, trees and herb garden
- Gas fired central heating system
- Cream uPVC double glazed windows and rear doors
- Arts and Crafts style round top front door
- Oak interior doors, architraves, and skirting
- Air ventilation system
- Alarm

SUMMARY

This charming home combines an aesthetically pleasing façade with spacious, well laid out accommodation flooded with natural light. Constructed in recent years the property was completed to the highest calibre with precast concrete first floors, traditional construction, and a natural slate roof. The quality of this fine home can be noted throughout with Oak doors, skirtings, architraves, and an elegant solid Oak staircase in the double height reception hall.

With accommodation extending to approximately 2000 sq ft, is an ideal family home which incorporates a large lounge with Granite fireplace and an extensive living (with Limestone fireplace)/ dining/ kitchen which is very much the heart of the home. The kitchen has an excellent range of Cream Shaker units, integrated appliances, granite tops and provides access to a separate well-appointed utility room.

On the first floor there are four double bedrooms accessed off the gallery landing, master with en suite facility. Additionally, there is luxury bathroom with a luxury white suite.

Externally the property has been beautifully maintained and now benefits from a mature landscaped gardens laid out in manicured lawns, established flower beds, trees, herb garden and large brick paved patio. Approached via a large Tobermore brick paved driveway with ample off road parking leading to the integral garage providing additional storage.

Within walking distance of Comber Square and its variety of amenities, shops and schools there is also ease of access to Castle Espie Wetlands and areas of outstanding natural beauty. For those commuting Belfast, Lisburn and Downpatrick are linked by an excellent road network.

Please contact our Newtownards office on 02891 800700 to arrange your viewing appointment.



THE PROPERTY COMPRISES:

GROUND FLOOR

Feature cream solid wood front door with round top, outside light.



ENTRANCE HALL:

Polished laminate floor, telephone point.



L SHAPED CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor, wall tiling, extractor fan, cloaks area.

LOUNGE:

14' 7" x 13' 11" (4.44m x 4.24m)

Attractive cream polished granite fireplace surround, cast iron inset, open fire, granite hearth, television and telephone points.



**OPEN PLAN DELUXE FITTED KITCHEN/LIVING/
DINING:**

23' 1" x 18' 6" (7.04m x 5.64m) At widest points.

Range of high and low level cream shaker style units, granite work surfaces, 1.5 tub single drainer stainless steel sink unit with mixer taps, 4 ring gas hob unit, double built in oven, stainless steel extractor hood, integrated fridge and dishwasher, concealed lighting, ceramic tiled floor, LED recessed spotlighting, breakfast bar, attractive Limestone fireplace, granite inset and hearth with inset gas fire, polished laminate floor, dual aspect, uPVC double glazed door to rear.





UTILITY ROOM:
13' 0" x 5' 11" (3.96m x 1.8m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level cream shaker style units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, concealed gas boiler, wall tiling, ceramic tiled floor, extractor fan, door to garage.

FIRST FLOOR

LANDING:

Approached via oak staircase. Hotpress with copper cylinder and immersion heater, access to roofspace.



BEDROOM (1):
23' 8" x 13' 0" (7.21m x 3.96m)

Dual aspect, television and telephone points.

DELUXE ENSUITE:

Modern white suite comprising: Separate fully tiled shower cubicle, thermostatically controlled shower and telephone hand shower, floating wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, extractor fan, recessed spotlighting.





BEDROOM (2):
14' 0" x 13' 2" (4.27m x 4.01m)
Built in robe.



BEDROOM (3):
15' 9" x 9' 9" (4.8m x 2.97m)



BEDROOM (4):
11' 0" x 9' 3" (3.35m x 2.82m)



LUXURY BATHROOM:

Modern white suite comprising: Panelled bath with chrome mixer taps, separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, push button WC, chrome towel radiator, wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan.



OUTSIDE

INTEGRAL GARAGE:

16' 9" x 13' 0" (5.11m x 3.96m)

Black remote control roller door, light and power, approached via large driveway laid in Tobermore brick pavers.

Gardens to front, side and rear laid out in manicured, landscaped gardens, lawns, established and well stocked flowerbeds in trees, shrubs, bushes, planting schemes, large Tobermore brick patio and path, gravel path with sandstone steps, herb garden in raised beds, fencing, outside light, outside water tap, access to both sides of the property for pedestrians.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/F/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 5207-0754-3102-0396-8302

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.