

simon**BRIEN**
RESIDENTIAL

2 Carnesure Drive,
Comber, BT23 5LP



Offers Around £325,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An extremely well-presented detached bungalow
- Positioned on an easily maintained corner plot
- Located off the Old Ballygowan Road, on the periphery of Comber town centre
- Entrance hall with Oak floor and storage
- Lounge with feature Oak fireplace surround, gas fire and Oak floor
- Open plan Kitchen/ living/ dining space with luxurious 'Parkes' kitchen, White high gloss units and range of integrated 'Siemens' appliances
- Three good sized bedrooms
- Bedroom three, currently being used as a formal dining room
- Deluxe shower room comprising Cream suite
- Attached garage approached via large tarmac driveway with plenty of parking space
- Gardens to front, side and rear in lawns, mature trees, hedging, raised timber dec, patio and fencing
- Oil fired central heating system
- uPVC double glazed windows and doors

SUMMARY

The address benefits from a convenience to Comber town centre, and easy access to arterial routes to Belfast, Dundonald, Newtownards, Saintfield, and Killinchy.

This beautifully presented detached bungalow offers well-proportioned accommodation comprising of: entrance hall, lounge attractive Oak fireplace with gas fire, open plan luxury fitted kitchen/ dining/ living area with modern 'Parkes' high gloss kitchen offering a range of 'Siemens' integrated appliances, direct access via patio doors to the rear. There are also three good sized bedrooms, Proceeding to the bedrooms- all serviced via a deluxe shower room. Bedroom three is currently being used as a formal dining room.

Externally the property rests on a corner plot with manicured lawns, mature trees to the front and side. The rear is laid out in feature raised timber decking area, artificial grass, patio areas and hedging. There is also an attached garage which is approached via a spacious tarmac driveway and offers excellent off road parking for family and guests.

To arrange a viewing appointment, please contact our Newtownards branch on 02891 800700, at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

Quarry tiled steps to uPVC double glazed front door with matching side lights to Entrance Hall.



ENTRANCE HALL:

Polished oak floor, telephone point, double gull in robe, concealed hotpress with copper cylinder and immersion heater, access to roofspace.



LOUNGE:

19' 11" x 11' 11" (6.07m x 3.63m)

Attractive oak fireplace surround, marble inset and hearth, gas fire, polished oak floor, corniced ceiling and ceiling rose, dual aspect.



**OPEN PLAN LUXURY PARKES KITCHEN/DINING/
LIVING ROOM:
22' 7" x 12' 5" (6.88m x 3.78m)**

'Franke' single drainer stainless steel sink unit with mixer taps, excellent range of high and low level white high gloss units, granite work surfaces, 4 ring Siemens double induction hob unit, Siemens built in oven, Siemens warming drawer and Siemens microwave oven, pot drawers, 2 corner units, integrated Siemens dishwasher, stainless steel extractor hood, concealed LED lighting, 2 vertical radiators, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed door and uPVC double glazed patio doors to rear garden.



**BEDROOM (1):
12' 6" x 11' 2" (3.81m x 3.4m) At
widest points.**

Range of built in robes.





BEDROOM (2):
11' 5" x 9' 10" (3.48m x 3m)

Polished laminate floor.



BEDROOM (3):
11' 4" x 11' 1" (3.45m x 3.38m)

Polished laminate floor, corniced ceiling, ceiling rose, currently used as Dining Room.



DELUXE SHOWER ROOM:

Contemporary white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, built in vanity unit with cupboards and shelving, wash hand basin with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, extractor fan.



OUTSIDE

ATTACHED GARAGE

20' 5" x 10' 6" (6.22m x 3.2m)

Up and over door, light and power, oil fired boiler, range of high and low level units, Formica roll edge work surfaces, 1.5 tub single drainer sink unit with mixer taps, plumbed for washing machine, approached via large tarmac driveway.

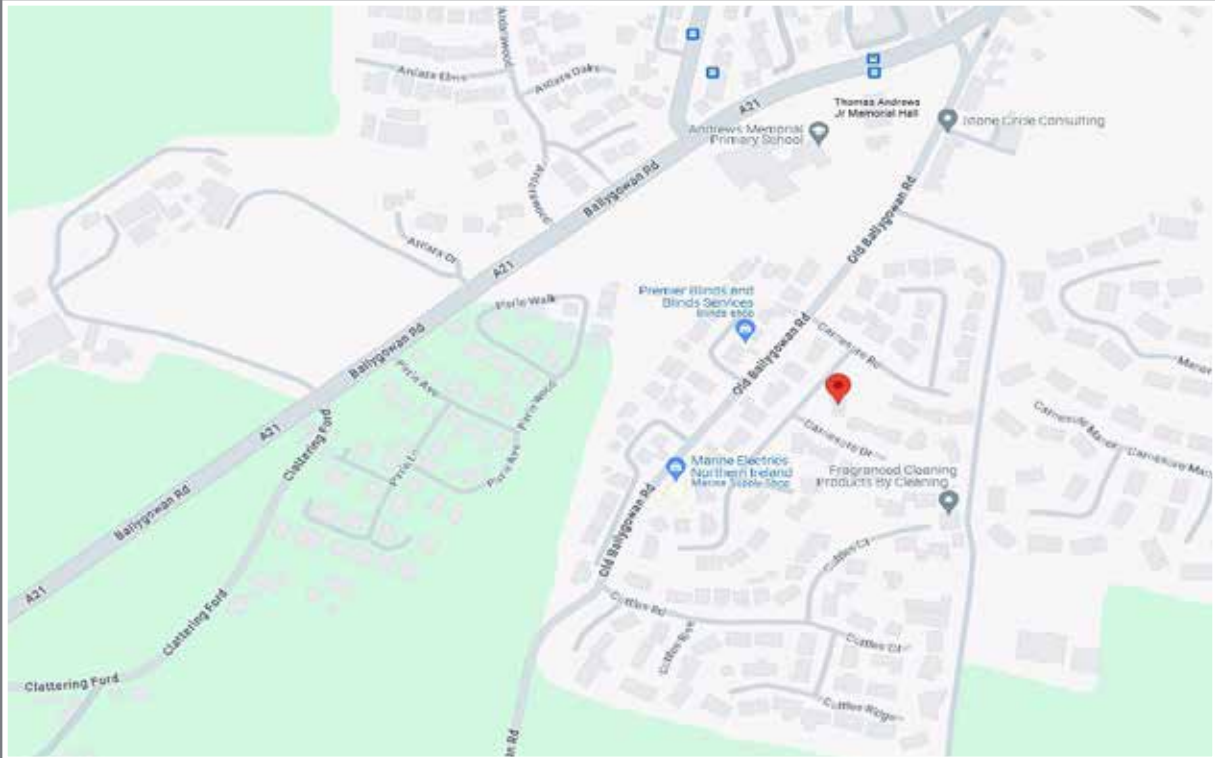
GARDENS:

Gardens to front and side laid out in manicured lawns, mature trees, to rear in feature raised timber deck area, artificial grass, well stocked flowerbeds, extensive patio areas, artificial grass area, hedging, fencing, outside lights, outside water tap, oil storage tank, access to both sides for oil, bins etc.



All measurements are approximate and for display purposes only

Location



LOCATION: Turn onto the Old Ballygowan Road, turn left onto Carnesure Road, then first right into Carnesure Gardens, and left into Carnesure Drive.

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/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		

EPC REF: 2020-8126-7140-2506-9825

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