



10 Peartree Hill,
Comber Road,
Dundonald,
BT16 1XA

Offers Over
£750,000

Viewing by
appointment with
& through agent
028 90 424747



This fabulous detached family home combines tranquil county living with convenience to the city, situated in the hills just off the Comber Road with Dundonald, Comber and East Belfast just a few minutes away and an easy commute to Belfast city centre. Perfectly suited to today's modern family who require space, style and convenience.

The current owners extended their home to create a fantastic open plan living, kitchen

and dining area whilst still retaining three separate reception rooms and five bedrooms, one of which is a home office ideal for those working from home. Finished to a consistently high standard and well presented throughout.

Externally the twin driveway and double garaging provide ample private parking and low maintenance, good sized front, side and rear gardens complete this excellent home.



- Fabulous Detached Family Home Extending to Approximately 4000 sq ft
 - 3 Separate Reception Rooms
 - Extended Luxury Modern Fully Fitted Kitchen with Casual Dining & Family Areas
- 5 First Floor Bedrooms, 2 with Ensuite Shower Rooms & Dressing Room off the Principal Bedroom
 - Family Bathroom with Separate Shower
 - Downstairs Cloakroom with WC
 - Oil Fired Central Heating
- Double Glazed/ Windows & Doors to Rear Including New Principal Bedroom & Walk-in Wardrobe are Triple Glazed Argon Filled
 - Twin Driveways to Attached Double Garage (with direct access to property)
 - Good Sized Easily Maintained Front, Side & Rear Gardens
- County Living yet a Few Minutes from Comber & Dundonale & an Easy Commute to Belfast City

Centre

The Property Comprises:

Ground Floor

Hardwood front door and glazed side lights to . . .

SPACIOUS RECEPTION HALL:

CLOAKROOM UNDER STAIRS: Low flush wc, pedestal wash hand basin, tiled floor.

LIVING ROOM: 14' 9" x 13' 1" (4.5m x 4m) Attractive natural brick fireplace with wood burning stove and slate hearth.



SITTING ROOM: 26' 7" x 16' 5" (8.1m x 5m) Raised natural brick fireplace with sleeper mantle.



Double glazed doors to . . .

GARDEN ROOM: 27' 11" x 21' 4" (8.5m x 6.5m) Feature Danskan wood burner, built-in Welsh dresser, ceramic tiled floor, triple glazed dual aspect picture windows and patio doors overlooking front and side gardens.



MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 32' 10" x 15' 1" (10m x 4.6m) Extensive range of modern high and low level units, granite worktops, single drainer 1.5 bowl sink unit with mixer tap, large kitchen island with granite worktop, low level cupboards and drawers, breakfast bar, built-in oven, tiled Aga recess with built-in electric Aga, built-in dresser with glazed display cabinet, recessed spotlighting, plumbed for American style fridge, fireplace (could be re-opened), service door to garage.



First Floor

SPACIOUS LANDING: Hotpress with pressurised water cylinder.



PRINCIPAL BEDROOM SUITE:

BEDROOM: 20' 12" x 19' 8" (6.4m x 6m) Dual aspect Georgian style windows.



DRESSING ROOM: 14' 5" x 9' 6" (4.4m x 2.9m)

LUXURY ENSUITE SHOWER ROOM: Comprising fully tiled shower cubicle with overhead shower and body jets, low flush wc, vanity unit with twin rice bowl sinks with mixer tap, heated towel rail, ceramic tiled floor, part wood panelled walls.



BEDROOM (2): 16' 5" x 15' 1" (5m x 4.6m)



MODERN ENSUITE SHOWER ROOM: Comprising tiled shower cubicle with built-in shower with body spray, vanity unit with mixer tap, ceramic tiled floor, fully tiled walls, recess display shelving.



BEDROOM (3): 16' 5" x 13' 1" (5m x 4m) Excellent range of built-in shelving, cupboards and drawers.



BEDROOM (4): 16' 9" x 13' 1" (5.1m x 4m)



BEDROOM (5)/HOME OFFICE: 13' 1" x 8' 10" (4m x 2.7m)



LUXURY BATHROOM: Comprising free standing roll top bath with mixer tap, fully tiled built-in shower cubicle with built-in shower unit and body spray, low flush wc, vanity unit with mixer tap, tiled splash back, heated towel rail, ceramic tiled floor, Velux window.



Outside

Twin driveway to ample parking to . . .

ATTACHED DOUBLE GARAGE: 21' 4" x 19' 8" (6.5m x 6m) Twin electric up and over doors, light and power, oil fired boiler.

Easily maintained front, side and rear gardens in lawns. Garden shed (power available). Large paved patio, outside hot and cold taps, garden lighting and power points.





Location:

Travelling countrybound on the Comber Road (from Knock Road/Upper Newtownards Road) continue past New Line and turn right at stone pillars into Peartree Hill. Continue to top and turn left. No. 10 is on the left hand side.

Telephone 028 9042 4747

www.templetonrobinson.com

Energy Rating

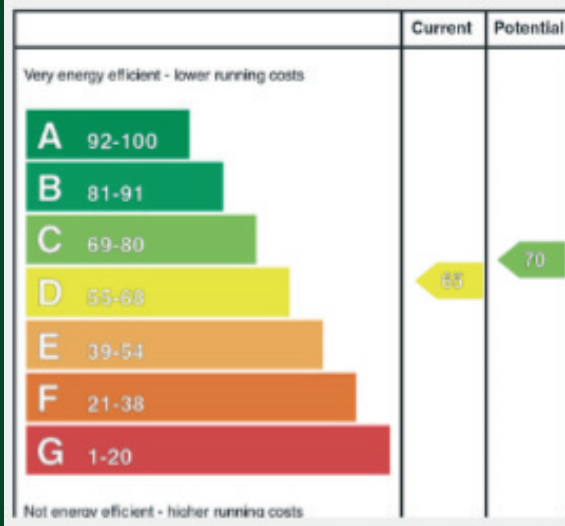
Epc Type: Domestic

Current: D65

Potential: C70

EPC Landmark Code: 9700-7276-5829-1320-1473

[Epc Certificate](#)



North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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