

Tim Martin
— .co.uk



8 Killinchy Road
Comber
BT23 5SW

Asking Price
£345,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An impeccably presented Edwardian semi detached residence set in this delightful, compact, award winning development.

The property, built around 1905 as part of a large farm, was transformed in 2003 to create two semi detached homes with two additional properties to either side. The residence underwent a substantial renovation creating a spacious, luxuriously appointed home over 3 floors, which has been further enhanced and improved by the vendor.

The natural light combined with impeccable decor, using Farrow and Ball colours, has created a most pleasing, understated elegant and warm ambiance, immediately evident on entering the residence. The spacious hall leads to two reception rooms, with high ceilings, which are divided by sliding doors, making it an ideal entertaining space. The ground floor floor is completed by a generous kitchen, with pantry and access to the rear garden, and a wc. 3 well proportioned bedrooms, principal with en suite, and family bathroom are found at first floor level, with a spacious fourth bedroom and walk in linen cupboard on the second floor.

The property is approached from a bitmac drive with three car parking spaces and gardens laid out in lawns and shrubs. The delightful rear courtyard garden has been hard-landscaped and designed for those alfresco days, while providing ease of maintenance.

3 Rosemount is located in a superb location within walking distance to Comber providing a selection of eateries, local boutiques and a monthly Farmer's Market. Award winning restaurants and pubs such as The Poachers Pocket, Balloo House and Daft Eddie's are within a short drive from the property. An excellent range of primary and secondary schools are located within the town, whilst a regular bus network serves many of the top grammar schools in the surrounding and Greater Belfast area.

FEATURES

- Exceptional Edwardian Semi Detached Residence
- Undergone Substantial Renovation to Create a Modern Home with Period Features
- Drawing Room with Sliding Doors to Dining Room, Both with Feature Fireplaces
- Hand Painted Kitchen with Pantry and Access to Courtyard Garden to Rear
- 3 Well Proportioned Bedrooms (1 with En Suite) to First Floor
- 4th Bedroom on Second Floor
- Luxury Family Bathroom
- Oil Fired Heating and Double Glazing
- Easily Maintained Courtyard Garden to Rear with 3 Parking Space to the Front
- Superb Location within Walking Distance to Comber and Public Transport

Vestibule

Approached through painted hardwood door with leaded glass fan light and side lights; ceramic tiled floor with mat recess.

Reception Hall

Approached through door with Edwardian etched glass panel and matching side lights; hardwood parquet floor; pierced radiator cover; feature corbels.

Cloakroom

White suite comprising close coupled wc; vanity unit with fitted wash hand basin and cupboard under; hardwood parquet floor; extractor fan; fitted cupboard.

Drawing Room

18'8 x 12'6 (5.69m x 3.81m)

Slate fireplace and hearth with Chesney's brass and cast iron dog grate with fitted electric fire; carved painted wood chimney piece; egg and dart corniced ceiling with matching centre ceiling rose; bay window overlooking the front garden; sliding Edwardian doors with high level corbels leading to:-

Dining Room

12'6 x 10'6 (3.81m x 3.20m)

Slate fireplace and hearth with brass and wrought iron dog grate with fitted electric fire; feature mirrored panels to either side of chimney breast; egg and dart corniced ceiling and matching ceiling rose.

Kitchen / Dining

15'3 x 9'10 (4.65m x 3.00m)

Compound 1½ tub single drainer sink unit with brushed steel mono mixer tap; good range of painted floor level cupboards and drawers; oak laminate worktops; integrated Bosch electric under oven; Belling 5 ring ceramic hob with glass splashback and extractor fan and light over; Hotpoint dishwasher and integrated fridge; LED spotlights; parquet hardwood floor; Georgian style mahogany and glass fronted display cabinet; pantry with double doors, fitted shelves and plumbed for washing machine.

Hardwood Turned Newell Post and Handrail Furnished

First Floor / Landing

Bedroom 1

9'10 x 8'0 (3.00m x 2.44m)

minimum measurements.

Corniced ceiling.

Bathroom

7'1 x 6'5 (2.16m x 1.96m)

White suite comprising panelled bath with chrome taps and electric power shower over; fitted glass shower panel; Adelphi period style wc and wash hand basin with chrome taps; Velux window; extractor fan; porcelain tiled floor.

Bedroom 2

12'7 x 12'0 (3.84m x 3.66m)

Feature light grey veined marble chimney piece with cast iron insert; corniced ceiling and centre ceiling rose.

Bedroom 3

17' x 12'6 including bay window (5.18m x 3.81m including bay window)

Cast iron fireplace with Edwardian painted chimney piece; corniced ceiling and centre ceiling rose.

En Suite Shower Room

9'8 x 6'8 (2.95m x 2.03m)

Tiled rectangular shower cubicle with thermostatically controlled waterfall and adjustable shower heads; glass shower panel; pedestal wash hand basin with chrome dual level swan neck mixer taps; close coupled wc; LED spotlights.

Second Floor

Galleried Landing

Walk in linen cupboard; Velux window.

Bedroom 4

15'0 x 10'11 (4.57m x 3.33m)

Built in eaves storage; Velux window and gable fire escape window.

Outside

Gardens to front laid out in lawns and planted with a selection of shrubs,

Delightful enclosed courtyard garden, hard-landscaped with flagged patio and decorative gravel area with brick feature and raised ornamental bed planted with Clematis, Acer, Broom, Azalea, Hebe etc. An enclosed storage area includes Firebird oil fired boiler and PVC bunded oil tank. The gardens are enclosed with vertical board fencing to provide good privacy.

Capital / Rateable Value

£190,000. Rates Payable = £1,736.03 per annum (approx)









This floor plan is for illustrative purposes only. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.