

simonBRIEN
RESIDENTIAL

8 Carnesure Mews,
Killinchy Road, Comber



Offers Around £325,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A beautifully presented linked-detached home
- Impressive kerb appeal coupled with modern architecture
- Ideally positioned with a select courtyard development of only six homes
- Located off the Killinchy Road, via The Grange – an established locale
- Good sized entrance hall
- Lounge with wood burning stove
- Large open plan luxury kitchen/ living/ dining space in white units and range of integrated appliances
- All-important downstairs cloakroom comprising modern white suite
- Four well-proportioned bedrooms, Master with luxury ensuite shower room
- Luxury family bathroom comprising modern white suite
- Separate utility room
- Semi-detached garage with remote control insulated door, approached tarmac driveway
- Oil fired central heating, underfloor on ground floor level
- uPVC double glazed windows and rear doors
- Grey composite front door
- Gardens to front and rear in lawn, modern paved patio, fencing and countryside views
- Alarm system

SUMMARY

A spacious and contemporary, recently constructed linked detached home, ideally situated in a quiet and exclusive courtyard setting within easy walking distance to Comber Square.

This luxurious home is ready to move in to, complete with open plan luxury kitchen/ dining / living space with feature White Satin units, Granite tops, range of integrated appliances and ample living/dining space and overlooking the rear garden. There is a well-proportioned lounge equipped with wood burning stove for comfort and convenience, a luxury cloakroom in modern white suite rounds off the ground floor.

Ideal for the modern family there are four well-proportioned bedrooms, including a master with luxury ensuite, additionally there is a family bathroom comprising modern white suite, on the first floor. Designed with great attention to detail and a thoughtful layout there is a consistent upmarket feel throughout this beautiful home.

Located off the Killinchy Road, Carnesure Mews is accessed by traveling through "The Grange" which is a quiet and established residential setting, known for its quality of housing. The Mews is tucked away, approached through impressive slate pillars in an exclusive development of just six homes and backing onto open countryside. Located close to Strangford Lough there are a variety of amenities on hand including Castle Espie Wetland Centre and sailing clubs at Whiterock, Killinchy and Killyleagh.

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

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

Open entrance porch, LED recessed spot lighting, grey composite front door to entrance hall.



ENTRANCE HALL:

Storage cupboard, LED recessed spot lighting, telephone point.



CLOAKROOM:

Modern white suite comprising of floating vanity unit, wash hand basin with mixer taps, push button WC, ceramic tiled floor, wired for wall mounted mirror, LED recessed spot lighting.



LOUNGE:
15' 7" x 11' 6" (4.75m x 3.51m)

Attractive fireplace with ceramic tile inset and hearth, wood burning stove, LED recessed spot lighting, TV and telephone point.



OPEN PLAN LUXURY KITCHEN/DINING/LIVING
21' 2" x 19' 9" (6.45m x 6.02m)

Single drainer stainless steel sink unit with mixer taps, exceptional range of high and low level white satin finish units, granite tops, 4 ring ceramic hob, stainless steel splash back and extractor hood, double built in oven, integrated fridge/freezer and dishwasher, breakfast bar, LED recessed spot lighting and concealed lighting, ceramic tiled floor, lots of natural light, uPVC double glazed French doors to rear enclosed garden.



UTILITY ROOM:
6' 10" x 6' 5" (2.08m x 1.96m)

Plumbed for washing machine, ceramic tiled floors, extractor fan.





Staircase with LED recessed wall lighting, oak hand rail and newel posts to first floor.

FIRST FLOOR

LANDING:

LED recessed spot lighting, concealed linen cupboard, high efficiency water cylinder.

MASTER BEDROOM:

16' 3" x 11' 3" (4.95m x 3.43m)

LED recessed spot lighting, TV and telephone points, ensuite.



LUXURY EN SUITE:

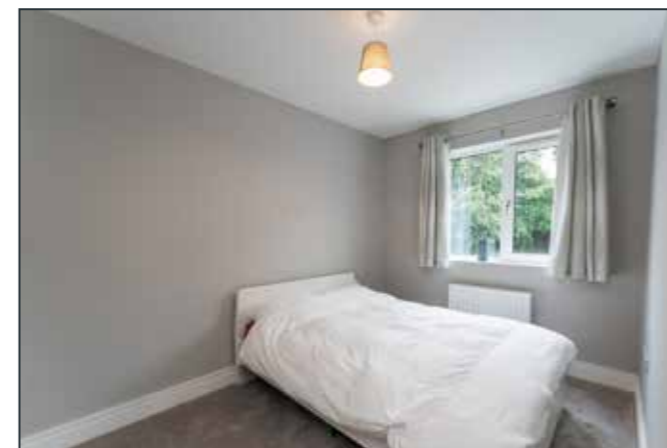
Modern white suite comprising of separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity unit, wash hand basin with mixer taps, push button WC (concealed system), chrome towel rail, wall and floor tiling, LED recessed spot lighting, extractor fan.



BEDROOM (2):

12' 11" x 11' 7" (3.94m x 3.53m)

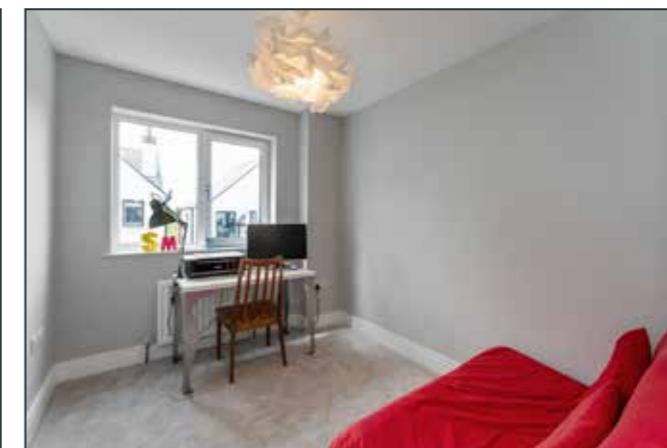
LED recessed spot lighting, TV points.



BEDROOM (3):

11' 7" x 7' 10" (3.53m x 2.39m)

TV points.



BEDROOM (4):

10' 1" x 7' 9" (3.07m x 2.36m)

TV points.



LUXURY BATHROOM:

Modern white suite comprising of panelled bath with chrome mixer taps, separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity unit, wash hand basin with mixer taps, push button WC, chrome towel rail, wall tiling, ceramic tiled floor, LED recessed spot lighting, extractor fan.

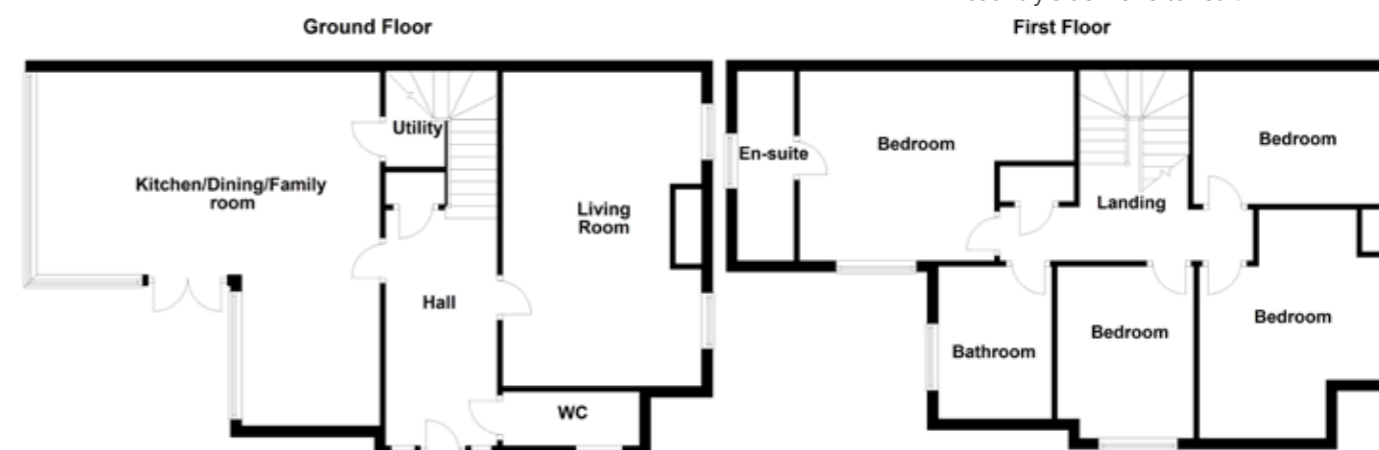
OUTSIDE

SEMI DETACHED GARAGE

20' 9" x 10' 8" (6.32m x 3.25m)

Grey remote control insulated up and over door, light and power, oil fired boiler (Worcester), plaster ceiling, roofspace storage. Approached via tarmac driveway. uPVC side pedestrian door.

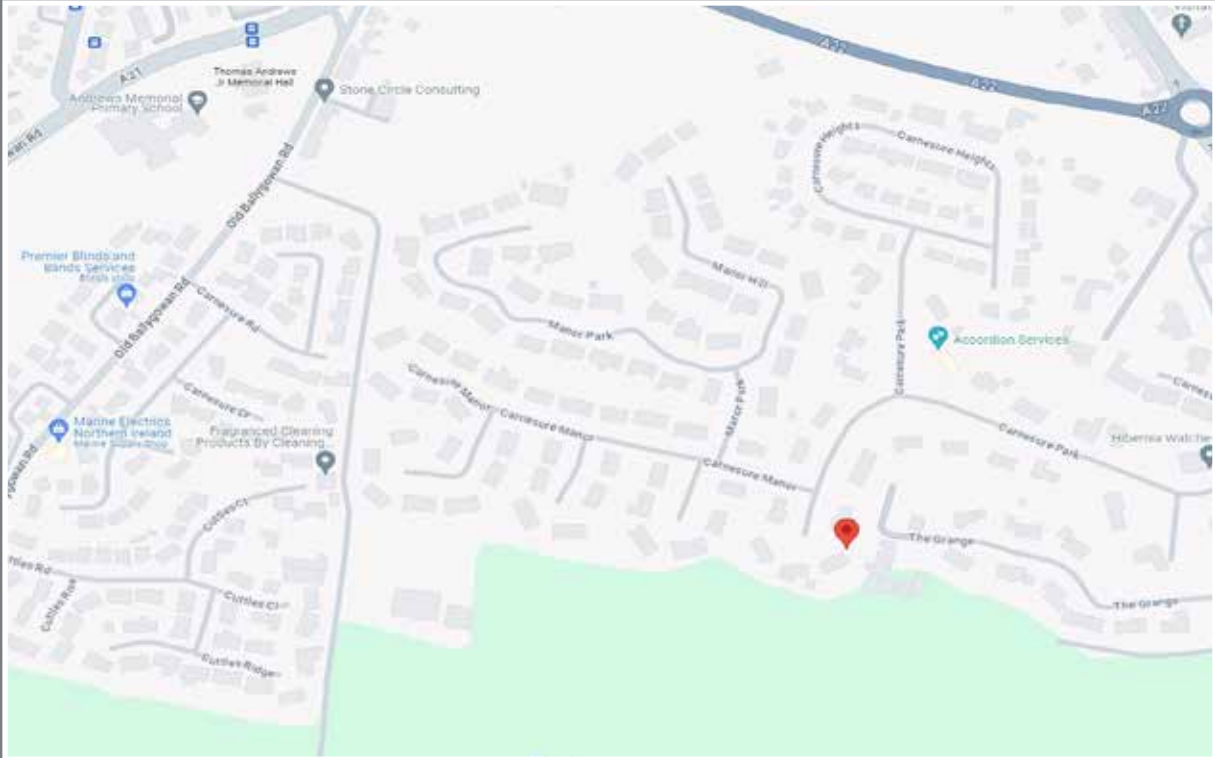
Gardens to front and rear in lawns, large patio area, fencing, oil storage tank, outside water tap, outside lights, country side views to rear.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
8 Carnesure Mews, Comber

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Location



LOCATION: Turn off the Killinchy Road onto The Grange. Travel to the very end and go ahead into Carnesure Mews, No 8 is located in the cul de sac on the left.

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



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REF: RO/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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