

simonBRIEN
RESIDENTIAL

42 Glenariff Drive,
Comber, BT23 5HA



Asking Price £275,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Extended bungalow in a prestigious and sought after location
- Within close proximity to some of Comber's leading schools, restaurants, shops and various other local amenities
- Open plan kitchen with dining space
- Open plan front lounge / dining with an abundance of natural light
- French doors leading into lounge
- Additional sunroom
- Three good sized bedrooms to the side of the property
- Additional four piece family bathroom suite
- Gas fired central heating / uPVC double glazed
- Off street driveway parking
- Detached garage
- Garden room / home office
- Externally landscaped with an excellent degree of privacy
- Convenient location walking distance to Comber town

SUMMARY

This beautiful extended bungalow has undergone a programme of renovation works throughout, leaving little for the discerning purchaser to do but move in. The property sits on a large private site off Glen Road within walking distance to the bustling Comber town.

The property comprises of a welcoming entrance hall, an open plan living / dining area with feature gas fire place, a warm and cosy lounge that leads into the sun room. There is a large fitted kitchen with casual dining. To the side of the property there are three good sized bedrooms and a family bathroom.

The property benefits from a large extension, gas central heating, a detached garage, a home office / garden room and double glazed windows.

Externally the property has driveway parking to the front, the garden has been landscaped, paved and enjoys a sunny aspect, with paved patio areas and outside tap.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door with glass side panels.

LIVING/DINING ROOM:

27' 7" x 10' 10" (8.4m x 3.3m)

Gas fire with wooden surround and tiled hearth, wooden flooring, corniced ceiling, recessed lighting, French doors to Snug.



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SNUG:
10' 10" x 9' 6" (3.3m x 2.9m)



SUN ROOM:
11' 10" x 9' 10" (3.6m x 3m)



KITCHEN WITH CASUAL DINING:
18' 8" x 9' 10" (5.7m x 3m)

Range of high and low level units, single drainer sink unit with mixer taps, plumbed for washing machine, dishwasher, integrated fridge, 4 ring induction hob, eye level oven and grill, tiled floor, recessed lighting.



BEDROOM (1):
12' 2" x 8' 6" (3.7m x 2.6m)
Recessed lighting.





BEDROOM (2):
12' 2" x 9' 10" (3.7m x 3m)
 Recessed lighting.



BEDROOM (3):
9' 10" x 8' 2" (3m x 2.5m)
 Recessed lighting.



BATHROOM:
 Family bathroom suite comprising: Low flush WC, panelled bath with telephone hand shower, enclosed shower unit with glass shower screen, tiled floor, pedestal wash hand basin, extractor fan, recessed lighting, linen cupboard.



LANDING:
 Access to loft and built in storage.

OUTSIDE

GARAGE:
17' 9" x 8' 10" (5.4m x 2.7m)

HOME OFFICE:
18' 4" x 8' 6" (5.6m x 2.6m)



All measurements are approximate and for display purposes only



Location



LOCATION: Off Glen Road, Comber

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: RM/H/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 1820-0582-0222-8106-0463

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