



A beautifully presented and deceptively spacious end townhouse occupying a fine level site situated at the edge of the exclusive Oakwood development, just a short stroll from Lisbane village.

Affording a wealth of well-appointed accommodation, the layout lends itself perfectly to modern family living and could be adapted to suit the occupier's requirements. Briefly comprising hallway, two generously proportioned reception rooms, kitchen open plan to dining leading to sunroom. Further investigation reveals cloaks WC and utility room. On the first floor are four double bedrooms - principal with ensuite plus main bathroom. Complimented by a high standard, the property is tastefully decorated in neutral tones throughout. Externally, this is complimented by a tarmac driveway providing off street parking plus an enclosed, landscaped rear garden enjoying a pleasant rural outlook.

Located nearby Strangford Lough; An area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Amenities located at Lisbane include The Poachers Pocket restaurant and artisan food & wine shop, Old Post Office Coffee Shop & plus petrol station with convenience store. There are also various outdoor recreational pursuits on your doorstep including countryside walks, horse riding and sailing. We are confident this wonderful property will appeal to a range of prospective purchaser.

Offers Around  
£325,000

8 Oakwood Park,  
Lisbane,  
Comber,  
BT23 6EY

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Viewing by  
appointment  
through agent  
028 9042 4747

- Beautifully presented & deceptively spacious end townhouse located just a short stroll from Lisbane village
- Occupying fine level site enjoying rural outlook
- Adaptable & generously proportioned layout
- Utility & Cloaks WC
- Living Room with feature multi fuel stove & Sitting Room
- Kitchen open plan to dining leading to Sunroom
- Four double bedrooms (Principal with ensuite)
- Main bathroom
- Oil fired central heating / uPVC frame double glazed windows
- Tarmac driveway top front providing off street parking / Enclosed, landscaped rear garden enjoying pleasant aspect
- Various outdoor recreational pursuits on your doorstep including countryside walks, horse riding and sailing
- Amenities located at Lisbane include The Poachers Pocket restaurant, Old Post Office Coffee Shop & plus petrol station with convenience store
- An area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards



The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

HALLWAY:

LIVING ROOM: 17' 5" x 11' 10" (5.3m x 3.6m) Multi-fuel burning stove, solid oak floor.



KITCHEN/DINING: 19' 0" x 9' 10" (5.8m x 3m) Shaker style kitchen with excellent range of high and low level units, ceramic sink with mixer tap, quartz worktop and drainer, part tiled walls, space for range cooker, stainless steel splashback with extractor fan, space for American fridge freezer, built-in microwave, built-in dishwasher, ceramic tiled floor, low voltage spotlights, storage



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SUN ROOM: 11' 2" x 11' 2" (3.4m x 3.4m) uPVC double glazed sliding doors to exterior.



UTILITY ROOM: 6' 3" x 3' 11" (1.9m x 1.2m) Range of high and low level units, stainless steel sink with drainer and mixer tap, tiled splashback, plumbed for washing machine, space for dryer, uPVC double glazed single door to exterior.

CLOAKROOM: Wash hand basin with mixer tap and low level cupboard, low flush wc, half tiled walls, ceramic tiled floor, extractor fan.

SITTING ROOM: 16' 5" x 9' 10" (5m x 3m)



## First Floor

LANDING: Linen cupboard with Warmflow boiler.

BEDROOM (1): 15' 5" x 14' 9" (4.7m x 4.5m)

ENSUITE SHOWER ROOM: Built-in shower cubicle with Bristan mains shower unit with telephone hand shower, wall mounted wash hand basin with mixer tap, close coupled wc, fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan, low voltage spotlights, Velux window.



BEDROOM (2): 15' 5" x 9' 10" (4.7m x 3m) Range of built-in robes.



BEDROOM (3): 11' 10" x 10' 10" (3.6m x 3.3m)



BEDROOM (4): 11' 10" x 10' 6" (3.6m x 3.2m)



BATHROOM: Modern white suite comprising panelled bath with feature wall mounted mixer tap, mains shower with telephone hand shower, wash hand basin with mixer tap and low level drawer, fully tiled walls, close coupled wc, ceramic tiled floor, heated towel rail, extractor fan, low voltage spotlights, Velux window.



## Outside

Tarmac driveway to front providing off street parking. Enclosed, landscaped rear garden in lawn with extensive paved patio enjoying pleasant rural outlook, outside light and tap.



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## Location:

From Killinchy Road roundabout, Comber, continue south along the A22 Killinchy Road. At Lisbane, turn left onto The Straits (opposite the Old Post Office). Oakwood Park is first right and no. 8 is on the left hand side.

## Distances

Lisbane to Comber - 3.4 miles

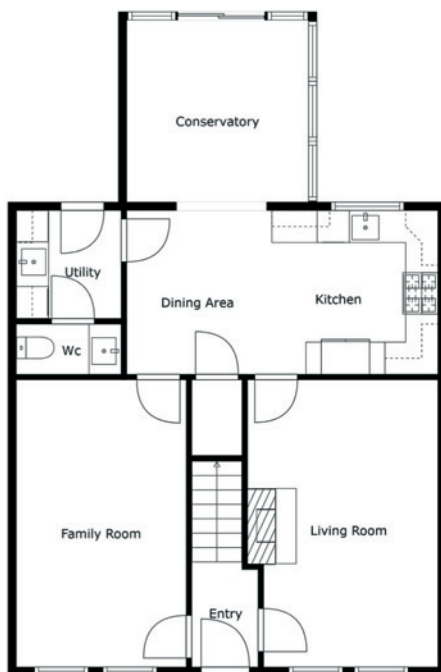
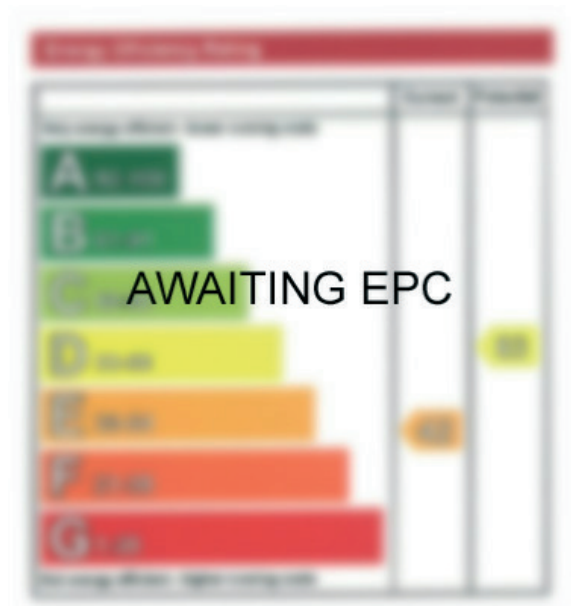
Lisbane to Newtownards - 7.8 miles

Lisbane to Dundonald - 8 miles

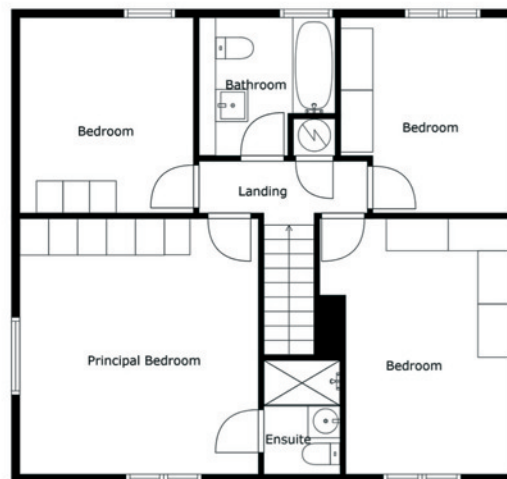
Lisbane to Bangor - 12.3 miles

Lisbane to Downpatrick - 14 miles

Lisbane to Belfast - 15.8 miles



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.