



## 86 Comber Road Killinchy, Newtownards, BT23 6PF

Conveniently located midway between Balloo & Lisbane and within easy access of Comber town, this detached home offers an opportunity to buy and improve whilst adding value and creating a home that suits your needs.

The property is deceptively spacious and offers up to 5 bedrooms if required, including 2 on the first floor. The ground floor accommodation is flexible and currently utilised as a formal lounge, a family room, a cosy dining room (bedroom 5) and two bedrooms. To the rear is a sun room with twin doors to the generous garden. The kitchen boasts an "Aga" style range plus generous storage whilst the bathroom and WC are separate and located on the ground floor. Both of these rooms would benefit from modernisation but there is considerable character to the home with parquet wood flooring, stained glass doors and floor tiling that would be worth restoring and keeping.

It benefits from uPVC double glazing & fascia and oil fired central heating plus gardens to front & rear in lawn with paved patio and generous parking area.

Internal viewing is certainly worthwhile in order to see the potential within this home and can be arranged strictly by prior appointment via the agent.

**Offers Around £265,000**

# 86 Comber Road

Killinchy, Newtownards, BT23 6PF



- Deceptively spacious detached home
- Family room
- Separate ground floor bathroom & WC
- Would benefit from some modernisation & upgrading
- Up to 5 bedrooms (2 on first floor)
- Kitchen with AGA
- uPVC double glazing & fascia - Oil fired central heating
- Lounge
- Sun room
- Gardens & driveway extending to C. 0.25 acres

## Entrance

## Porch

5'2x3'9 (1.57mx1.14m)

## Hallway

## Family room

13'5x12'11 (4.09mx3.94m)

## Lounge

13'2x10'10 (4.01mx3.30m)

## Dining room/Bedroom 5

9'1x8'9 (2.77mx2.67m)

## Kitchen

11'5x10 (3.48mx3.05m)

## Sun room

9'11x8 (3.02mx2.44m)

## Bathroom

5'9x5 (1.75mx1.52m)

## WC

5'9x2'8 (1.75mx0.81m)

## Bedroom 1

13'1x13'2 (3.99mx4.01m)

## Bedroom 4

10x9'4 (3.05mx2.84m)

## Landing

## Bedroom 2

13x11'6 (3.96mx3.51m)

## Bedroom 3

14'9x7'1 (4.50mx2.16m)

## Outside

## Tenure

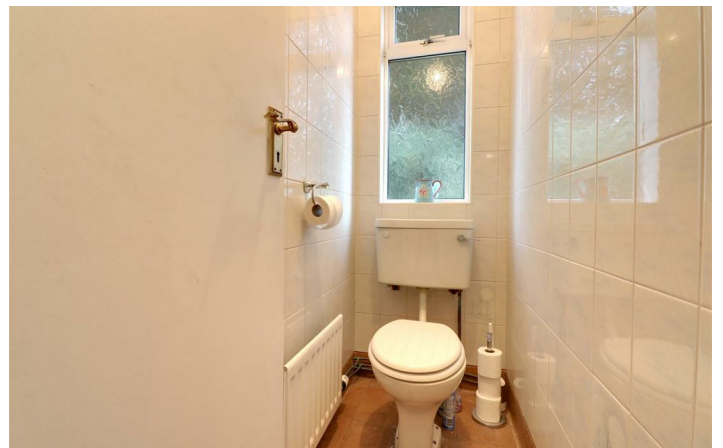
## Property misdescriptions



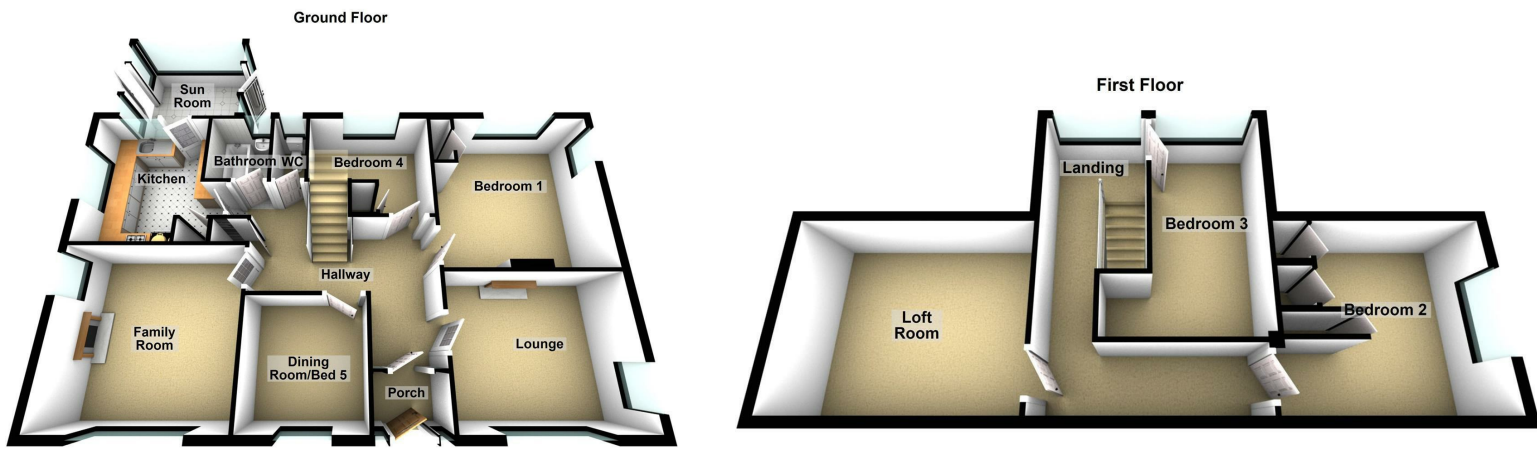
## Directions

Located along the main road between Balloo & Lisbane south of Comber town.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	