

Tim Martin
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**8 Drumhirk Road
Comber
BT23 5LY**

**Offers Around
£265,000**

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SUMMARY

Ideally situated in the heart of the countryside and yet just a mile from the edge of Comber. The spacious well appointed family residence with swimming pool is set in private gardens enjoys pleasing views over the surrounding countryside.

The property includes three receptions rooms, 4 or 5 bedrooms, study, bathroom and shower room, integrated kitchen and laundry room, fitted with oil fired central heating and double glazing. The accommodation is versatile to suit many family needs.

The property is within an easy commute to Belfast, Newtownards and Bangor, with public transport to many of the top schools in Belfast.

This family home enjoys the benefit of close proximity to Strangford Lough, a fine selection of sports clubs, delightful walks and renowned restaurants.

FEATURES

- Spacious Well Appointed Family home
- Four or Five Bedrooms
- Kitchen With Separate Laundry
- Three Reception Rooms
- Double Glazing
- Oil Fired Heating
- Spacious Mature Garden
- Swimming Pool
- Easy To Commute To Belfast And Bangor
- Circa 0.75 of an acre

Covered Porch

Quarry tiled step; painted tongue and groove walls and ceiling.

Reception Hall

Wood laminate floor.

Family Room

16'3 x 14'1 (4.95m x 4.29m)

Hole in the wall fireplace with raised tiled hearth; wood laminate floor; corniced ceiling; 2 picture lights.

Laundry Room

10'11 x 5'11 (3.33m x 1.80m)

Single drain stainless steel sink unit with mixer taps; range of oak eye and floor level cupboards and drawers; plumbed and space for washing machine and tumble dryer; part tiled walls; ceramic tiled floor; extractor fan; pulley line.

Kitchen

13'8 x 10'11 (4.17m x 3.33m)

Single drain stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; integrated 'Electrolux' double oven and 'Indesit' 4 ring gas hob with pull out canopy concealing extractor unit and light; plumbed and space for dishwasher; part tiled walls; ceramic tiled floor; timber beamed ceiling with spotlights.

Lounge

18'6 x 12'4 (5.64m x 3.76m)

Wood laminate floor; led spotlights; open plan to : -

Dining Room

11'2 x 11'2 (3.40m x 3.40m)

Glazed double doors to patio; wood laminate floor and wall lights.

Hallway

Hotpress with 'CentreStore' pressurised hotwater cylinder.

Bedroom 1

10'7 x 9'4 (maximum measurements) (3.23m x 2.84m (maximum measurements))

Bedroom 2

9'11 x 9'2 (3.02m x 2.79m)

Double built-in wardrobe and matching cupboard; wood laminate floor.

Bedroom 3

12'1 x 11'1 (3.68m x 3.38m)

2 Double built-in wardrobes; matching kneehole dressing table with cupboard under and all with cupboards over.

Bathroom

9'7 x 4'6 (2.92m x 1.37m)

White suite comprising panelled bath; pedestal wash hand basin with chrome mixer taps; close coupled wc; part tiled walls; ceramic tiled floor; led spotlights.

Hardwood Open Tread Stairs

To -: Half Landing with wood laminate floor.

Study / Bedroom

16'6 x 10' (5.03m x 3.05m)

Double built-in wardrobe with louvered doors with cupboards over; range of matching floor level cupboards with bookshelves over; 12 volt spotlights.

Shower Room

9'2 x 6'5 (maximum measurements) (2.79m x 1.96m (maximum measurements))

Coloured suite comprising tiled shower cubicle with 'Heatstore' electric shower; glass shower door; vanity unit with recessed wash hand basin in tiled surround cupboards under; illuminated mirror over; close coupled wc; tiled walls and floor.

1st Floor

Bedroom 4

14'2 x 12'2 (4.32m x 3.71m)

Large walk-in wardrobe.

Outside

Concrete drive to ample parking.

Spacious garden to front sides and rear laid out in lawns and planted with a fine selection of ornamental shrubs and bounded by mature hedges and native deciduous trees providing good privacy.

Flagged patio to either side of residence.

Swimming Pool

26'6 x 14'0 (8.08m x 4.27m)

Water Firman unit in adjoining store (the swimming pool and filtration unit have not been used for some time).

Boiler House

Oil fired boiler.

Timber Garden Shed

Garden Store

10.2 x 6.7 (3.05m.0.61m x 1.83m.2.13m)

Double doors light and power points.

Capital / Rateable Value

£300,000. Rates payable = £2613.60 per annum (approx)

Tenure

Freehold









| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | 56 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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