



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 MANOR PARK,
KILLINCHY ROAD, COMBER,**

OFFERS AROUND £635,000

Located in the sought-after Carnesure area of Comber, this beautifully finished detached home offers an impressive 3,700 square feet of luxurious living space. Built in 2000, the property boasts a modern design that is both stylish and functional, making it an ideal choice for families seeking comfort and elegance.

As you enter, you are greeted by a stunning entrance hall featuring a double-height ceiling and a galleried landing, setting the tone for the rest of the home. The ground floor comprises four well-appointed reception rooms, including a formal living room with feature fireplace that flows seamlessly into a dining area.

The heart of the home is undoubtedly the luxury "Bulthaup" kitchen, which is equipped with a large island and a fantastic range of integrated appliances, perfect for culinary enthusiasts. This space opens into a family room and a sunroom, creating a warm and inviting atmosphere for gatherings and relaxation with the stunning double sided fireplace.

Additionally, a separate utility room enhances the practicality of daily living.

The property offers five spacious double bedrooms, ensuring ample accommodation for family and guests. The primary bedroom features an ensuite shower room, while the second bedroom benefits from direct access to the main bathroom, providing convenience and comfort.

Outside, the beautifully landscaped gardens to both the front and rear offer a serene outdoor space, ideal for enjoying the fresh air. The property also includes parking for multiple vehicles and a double garage, catering to all your storage needs.

Conveniently located close to Comber town centre and main arterial routes to Belfast, this exceptional family home is a rare find. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer.



Key Features

- Beautifully Finished Detached Home In The Popular Carnesure Area Of Comber
- Five Double Bedrooms, Primary With Ensuite Shower Room And Bedroom Two With Direct Bathroom Access
- Kitchen Open To Family Room And Sunroom With Separate Utility Room Adjacent
- Stunning Entrance Hall With Double Height Ceiling And Galleried Landing
- Close To Comber Town Centre And Main Arterial Routes To Belfast
- Luxury "Bulthaup" Kitchen With A Large Island And A Fantastic Range Of Integrated Appliances
- Formal Living Room Through To Dining Room With Feature Fireplace
- Landscaped Gardens to Front And Rear With Parking For Multiple Vehicles And Double Garage
- Four Reception Rooms And Office/Playroom On Ground Floor
- Viewing Is Highly Recommended For This Exceptional Family Home



Accommodation Comprises:

Entrance Hall

Double height ceiling, feature porthole window, gallery landing, corniced ceiling, recessed spotlighting, tiled flooring, underfloor heating.

Living Room

21'7" x 14'1"

Bay window, Inglenook style fireplace with tiled hearth, feature wood burning stove and wooden mantle, corniced ceiling, double doors to dining room.

Dining Room

14'5" x 13'1"

Corniced ceiling, sliding doors to rear garden.

Guest WC

Luxury white suite comprising feature wall mounted sink with mixer tap and mosaic tiled splashback, low flush wc, tiled flooring.

Office

9'10" x 8'10"

Overlooking rear garden.

Kitchen/Family Room

41'0" x 13'5"

Kitchen: Luxury fitted "bulthaup" kitchen with a range of high and low level units, integrated appliances to include: Siemens steam oven, two Siemens convection ovens, Siemens coffee machine, fridge, dishwasher, large island with gas hob and stainless steel extractor fan and hood, double stainless steel sink with mixer tap and boiling water tap, tiled flooring, underfloor heating, recessed spotlighting, open to sunroom/dining area, open to family room, feature double sided fireplace. Family Room: Corniced ceiling, tiled flooring, bay window.

Sunroom

11'9" x 11'9"

Door to rear garden, recessed spotlighting, tiled flooring.

Utility Room

17'8" x 7'2"

Luxury "bulthaup" high and low level units, integrated full length fridge, plumbed for washing machine, space for tumble dryer, single stainless steel undermounted sink with mixer tap, tiled flooring, door to integral garage, stairs to annex/bedroom.

Integral Double Garage

33'5" x 20'0"

Four car garage, double electric doors, built in storage, Grant oil fired boiler, door to rear garden.

Bedroom 5

25'3" x 11'9"

Double room with ensuite bathroom.

Ensuite Bathroom

White suite comprising panelled bath with overhead shower and glazed screen, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, part tiled walls, tiled flooring, Velux type window.

First Floor

Landing

Access to roof space, hot press with storage.

Bedroom 1

17'8" x 14'5"

Double room, ensuite shower room.

Ensuite Shower Room

White suite comprising corner walk in shower enclosure with overhead shower and glazed screen, wall mounted vanity unit with mixer tap, low flush wc, tiled flooring, part tiled walls.

Bedroom 2

13'1" x 10'9"

Double room, access to bathroom.

Bedroom 3

14'5" x 9'10"

Double room.

Bedroom 4

14'1" x 10'5"

Double room.

Family Bathroom

White suite comprising tiled bath with mixer tap, vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, corner walk in shower enclosure with overhead shower and glazed screen, recessed spotlighting, tiled flooring.

Outside

Front: Private site, area in lawn, mature shrubs and trees, bedding areas, brick paviour driveway for multiple vehicles, access to double garage. Rear: Fully enclosed, area in lawn, brick paviour entertaining area, bedding areas, mature plants, shrubs and trees, outside light, outside tap.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk











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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	63	70
	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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