



68 BALLYGOWAN ROAD

Comber, BT23 5RP

Offers Around

£495,000



HOUSE - DETACHED

| 4  | 2  | 3 

Set within the peaceful countryside of Ballyrush, just outside Comber, this impressive family home extends to approximately 3,000 sq. ft. and offers both space and versatility in abundance. Designed with family living and entertaining in mind, the property combines generous proportions with a host of thoughtful features and low maintenance gardens along with the added bonus of breath-taking views over surrounding countryside.

On entering, a bright and spacious hallway sets the tone, leading to a welcoming family lounge with feature open fireplace and a versatile family dining room with bar. At the heart of the home is the open plan kitchen, living, dining, space, complete with a bespoke hand painted fully fitted kitchen and windows framing stunning countryside views. A well-proportioned utility room with cloakroom and WC add to the practical layout.

The first floor opens onto a large, bright landing – ideal as a reading nook or office space. There are four generous bedrooms, including principal suite with ensuite shower room, cosy toes under floor heating and walk in wardrobe, a recently installed contemporary family bathroom serves the remaining bedrooms.

Externally, the home is set on a large site providing ample off streetcar parking for multiple cars or holiday home and provides access to the detached double garage with bonus room ideal as a home office or crafts room. Mature planting enhances privacy to the front, while the southerly aspect rear garden is designed for enjoyment, featuring lawn, decorative brick patio areas, a pizza oven, and even a chicken coup – all complemented by uninterrupted views over rolling countryside. The property further benefits from oil fired central heating with underfloor heating to the ground floor.



KEY FEATURES

- Impressive Detached Family Home in Ballyrush, Comber
- Family Lounge with Feature Open Fire
- Additional Dining Room with Bar
- Open Plan Kitchen / Living / Dining with Countryside Views
- Excellent Sized Utility Room with Adjoining Cloaks Room
- Four Extremely Well-Proportioned Bedrooms
- Principal Suite with Walk in Wardrobe and Access to Ensuite
- Recently Installed Contemporary Family Bathroom
- First Floor Landing – Perfect as an Office/ Reading Nook
- Oil Fired Central Heating with Underfloor Heating
- Large Driveway Providing Ample Off Street Car Parking
- Broadband Speed – Ultra fast



ROOM DETAILS

GROUND FLOOR

- Entrance Hall
13'11x7'9
- Dining Room / Bar
13'11x13'10
- Family Lounge
15'10x14'4
- Kitchen / Dining / Living
26'4x24'3
- Utility Room
10'6x12
- Cloak room
3'10x3'10
- WC
3'10x7'10

FIRST FLOOR

- Oak open Tread Staircase
to First Floor Landing
29'2x7'10
- Principal Bedroom
18'4x14'4
- Walk in Wardrobe
10'5x8'2
- Ensuite Shower Room
10'5x7'1
- Bedroom Two
9'7x13'11
- Bedroom Three
10'4x12'1

Bedroom Four

- 11'4x13'5
- Family Bathroom
8'3x10'5

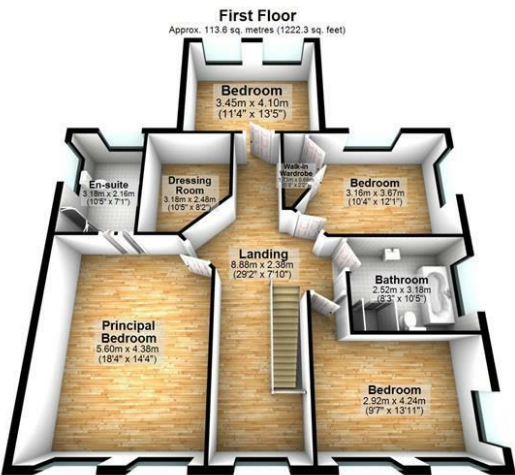
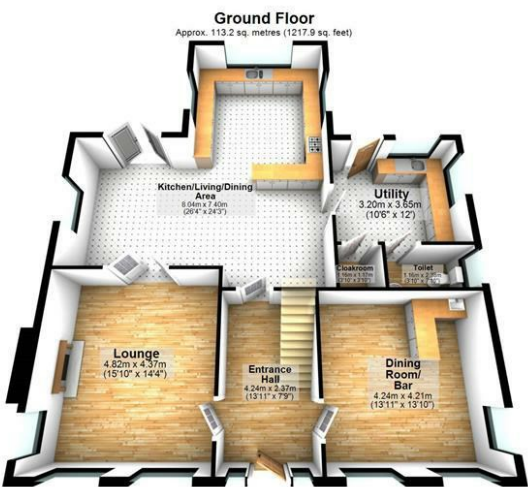
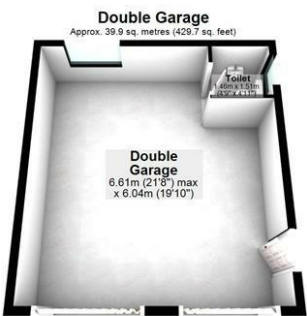
OUTSIDE

- Outside
- Double Garage with Office
and WC
- WC





FLOOR PLANS





DIRECTIONS

Travelling from Comber town square, turn onto High Street, continue along the Ballygowan Road, roughly 2.2 miles and the property will be on your left hand side.



THE LOCAL AREA

Local Area
Ballyrush offers the perfect balance of tranquil rural living with convenience. The nearby towns of Comber and Ballygowan are just a short drive away, providing an extensive range of shops, cafes, restaurants, leisure facilities and an excellent range of well renowned nursey, primary and secondary schools. The location is also well connected for commuting to Belfast, Dundonald and Lisburn.

For those who enjoy the outdoors, the property is ideally placed to take advantage of Strangford Lough, an area of outstanding natural beauty, with sailing, kayaking and birdwatching right on your doorstep. Scenic walking and cycling routes, the Comber Greenway, and attractions such as Mount Stewart, Castle Espie and Nedrum Monastic Site are also within easy reach.

Directions
From Comber square head up High Street, continue straight onto the Ballygowan road until you reach Ballyrush, number 68 will be on your left-hand side.

N.B. Under the Estate Agency Act of 1975, please be advised that this property is being sold by a staff member of John Minnis Estate Agents



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		EU Directive 2002/91/EC

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