



12 CARNESURE MEWS

COMBER BT23 5TA

Offers Around

£389,950



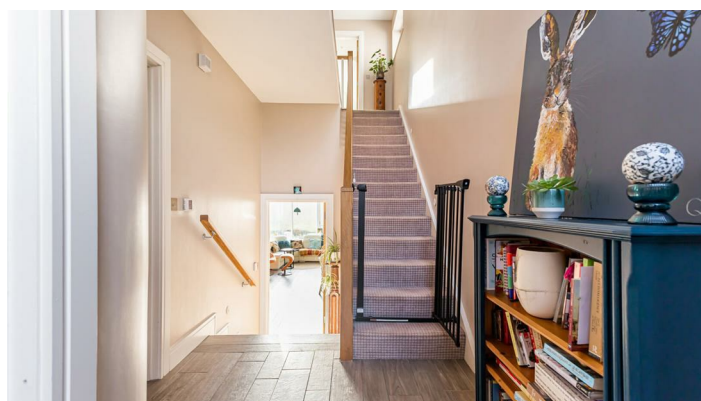
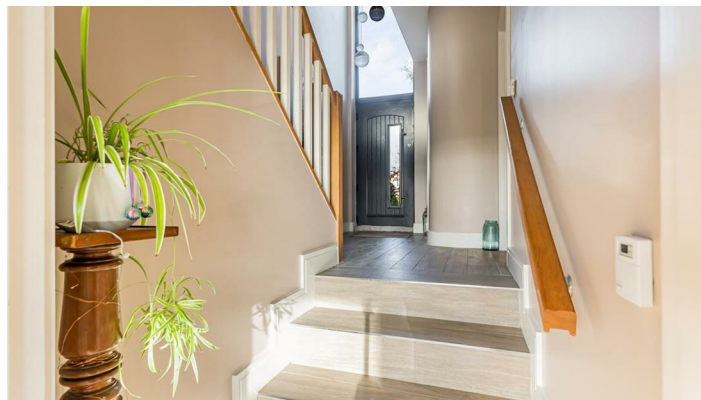
DETACHED

| 4  | 2  | 2 

This deceptively spacious and modern detached family home built in 2016 is situated within a quiet and exclusive courtyard development benefitting from views over the rolling countryside to the rear

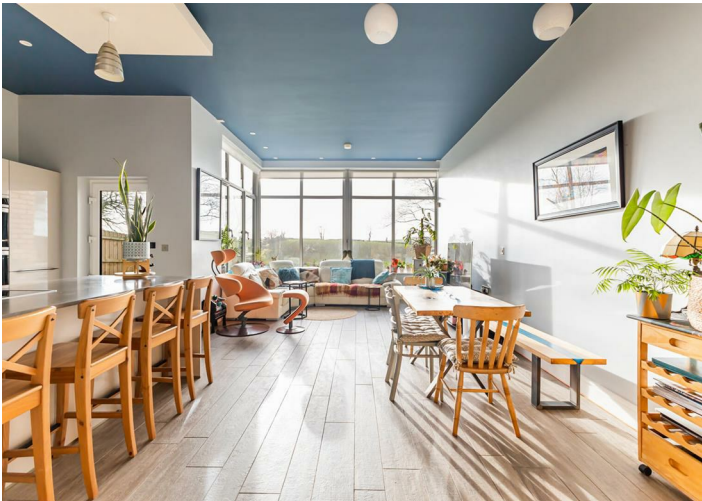
KEY FEATURES

- Built in 2016 with valid NHBC Warranty
- Stunning Backdrop Overlooking the Rolling Countryside
- Double Height Entrance Hall
- Large Living Room with Cast Iron Wood Burning Stove
- Superb Open Plan Kitchen/Living/Dining Room
- Views Over the Rolling Countryside
- German High Gloss Kitchen with Quartz Worktops
- Good Sized Utility Room with Matching Units
- Four Well Proportioned Bedrooms,
- Master with Vaulted Ceiling and En Suite Shower Room
- French Doors Overlooking the Countryside
- Stylish Family Bathroom with Four Piece White Suite
- Oil Fired Central Heating with Under Floor Heating
- uPVC Triple Glazing
- Generous Electrical Specification Throughout
- Tarmac Driveway with Parking for Three to Four Cars
- Fully Enclosed, South Facing Private Rear Garden
- Cloakroom with Access to Ground Floor WC
- Close Proximity to Comber Village, Newtownards, Belfast, Downpatrick and The Shores of Strangford Lough



ROOM DETAILS

RECEPTION HALL:	KITCHEN OPEN PLAN TO LIVING/DINING AREA	EN SUITE SHOWER ROOM
LIVING ROOM: (18'6" x 13'9")	(24'0" x 20'4")	BEDROOM (2): (14'2" x 12'6")
CLOAKS AREA	UTILITY ROOM: (13'4" x 4'10")	BEDROOM (3): (13'0" x 8'2")
GROUND FLOOR WC	LANDING:	BEDROOM (4): (13'0" x 8'1")
	BEDROOM (1): (15'8" x 12'9")	BATHROOM:
		Outside



DIRECTIONS

Travelling from Comber Square, along the Killinchy Road. take your second right into The Grange which leads to Carnesure Mews.



THE LOCAL AREA

Quaint Comber: The ‘home of great taste’ and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more



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		
	84	84
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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