



96 Old Ballygowan Road,  
Comber,  
NEWTOWNARDS,  
BT23 5RX

Offers Over  
£795,000

Viewing by  
appointment with  
& through agent  
028 90 650000





Built circa 2009, this fine detached modern home occupies an idyllic site between Comber and Ballygowan but just 10 miles from Belfast city centre. The heart of this charming home is the bright, open-plan kitchen diner, which flows effortlessly into a beautiful sunroom. An additional fabulous, large family room give this property many of options for hosting and for the family to gather.

The spectacular gardens on offer have been meticulously cultivated by the current owners. With fields of green all around you, the uninterrupted views are breathtaking. This home is sure to appeal to the growing family

with the endless accommodation options. Of particular note, a large music room/office space with it's own separate entrance, ideal for many uses.

Enjoy Ballygowan's quaint and quiet village feel with its array of amenities, Dundonald is only a 10/15 minute drive away with its modern amenities including cinema, David Lloyd gym, supermarkets and excellent transport links to Belfast. This property is more than just a home—it's a lifestyle of tranquillity and natural beauty.

Early viewing is highly recommended to appreciate all this fine property has to offer.



- Impressive 4000 sq ft detached family home
  - Built circa 2009 to an immaculate standard
- Four double bedrooms, two with ensuite shower rooms & principal with dressing room
  - Large family room, feature fireplace and access to rear
  - Modern kitchen with appliances, open to dining area
    - Additional lounge with countryside outlook
      - Office space
    - Sunroom with beautiful outlook
    - Downstairs W.C / cloakroom
    - Main family bathroom on first floor
- Additional rear entrance, leading to fantastic music room/office space, ideal for plenty of uses
  - Driveway parking / garage and outhouse
- Amazing, large gardens in lawn to front, side and rear with south easterly facing aspect
  - Excellent amenities in Ballygowan, Comber and Dundonald close by
  - Transport links to Belfast City Centre and Schools

Telephone 028 9065 0000

[www.templetonrobinson.com](http://www.templetonrobinson.com)



The Property Comprises:

Composite front door to...

## Ground Floor

ENTRANCE HALL: Solid hard wood flooring, storage cupboard, additional understair storage, spotlights.



DOWNSTAIRS W.C.: White suite comprising dual flush WC, pedestal wash hand basin with mixer tap, wall mounted mirror, fully tiled walls, tiled floor.

FAMILY ROOM: 24' 7" x 17' 8" (7.50m x 5.39m) Solid hard wood flooring. Cornice ceiling. Dual aspect windows. Double doors to rear, feature open fire with sandstone surround.



LOUNGE: Solid hard wood flooring.



OFFICE: 12' 12" x 8' 8" (3.95m x 2.63m) Solid hard wood flooring. Door to rear.



Telephone 028 9065 0000

[www.templetonrobinson.com](http://www.templetonrobinson.com)



KITCHEN/DINING: 24' 7" x 13' 1" (7.5m x 4m) Range of solid wooden high and low level units. Feature cabinets. Solid Granite surfaces. 1.5 stainless steel under sink with mixer tap. Integrated dishwasher, range with 7 ring gas hob. Extractor fan. Feature picture window, tiled flooring. Open to dining area. Spotlights.



SUNROOM: 15' 6" x 13' 11" (4.73m x 4.24m) Tiled flooring. Door to rear.



UTILITY ROOM: 13' 11" x 7' 1" (4.24m x 2.15m) Range of high and low level units. Stainless steel sink unit with mixer tap. Plumbed for washing machine, space for tumble dryer. Tiled flooring.

BACK ENTRANCE HALL: Tiled flooring. Additional access to rear.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



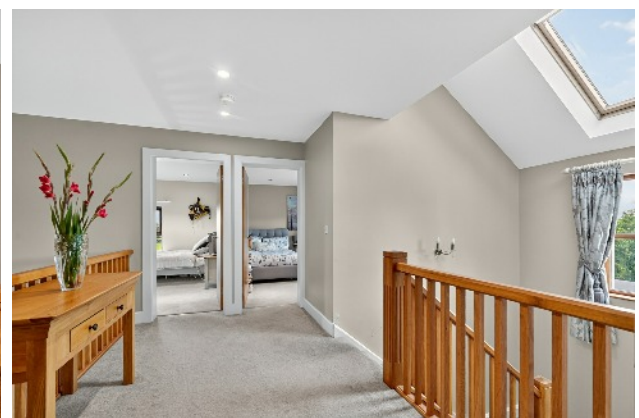
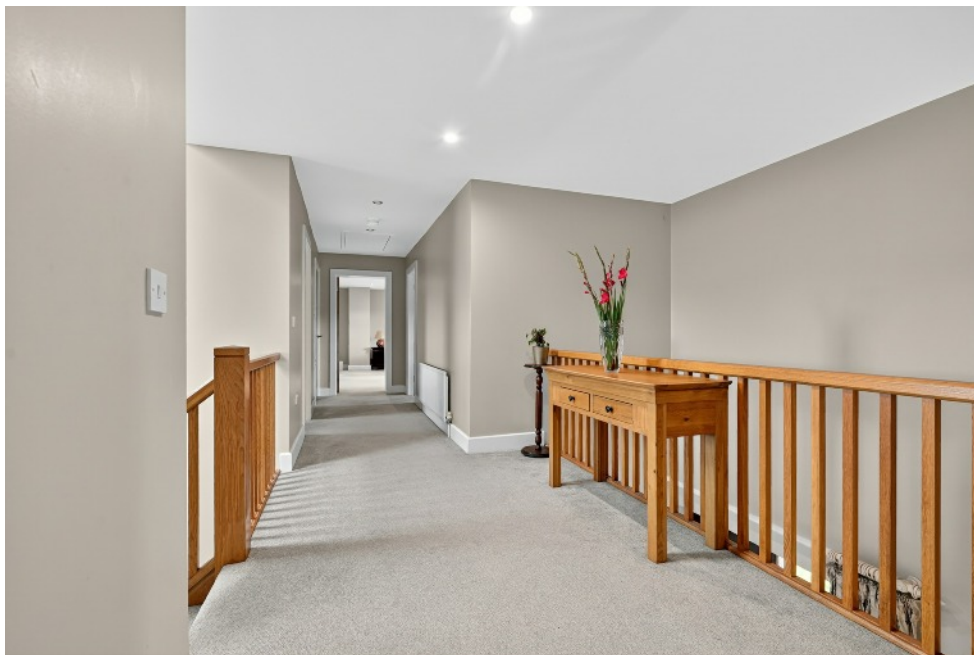
Stairs to...

First Floor

LARGE OFFICE/SPARE ROOM: Solid wooden flooring. Skylight windows. Currently used as music room.



LANDING: Access to roofspace. Viewing gallery.





PRINCIPAL BEDROOM: 17' 6" x 15' 9" (5.34m x 4.79m) Spotlights. Door to...

DRESSING ROOM: Skylight. Spotlights. Door to...

ENSUITE: White suite comprising dual flush WC, pedestal wash hand basin with mixer tap. Shower cubicle with thermostatic shower. Chrome heated towel rail. Fully tiled walls. Tiled floor, skylight.



BEDROOM (2): 12' 12" x 12' 2" (3.95m x 3.71m) Spotlights, dual aspect. Door to...

ENSUITE: Dual flush WC, pedestal wash hand basin. Shower cubicle with thermostatic shower. Tiled walls, tiled floor.



BEDROOM (3): 12' 12" x 12' 1" (3.95m x 3.69m) Triple aspect. Built in wardrobe. Spotlights.



BEDROOM (4): 12' 12" x 10' 6" (3.95m x 3.20m) Dual aspect windows. Built in wardrobe space. Spotlights.



BATHROOM: White suite comprising dual flush WC. Floating wash hand basin with mixer tap. Shower cubicle. Free-standing bath with mixer taps, fully tiled walls. Tiled flooring.





## Outside

GARAGE: 21' 11" x 17' 7" (6.69m x 5.37m) Power and light.

ADDITIONAL outhouse: Double doors.

FRONT: Brick pavior driveway parking. Gardens laid in lawn. Surround hedging.

REAR: Gardens laid in lawns with South easterly facing aspect. Surround hedging. Patio area.



## Location:

Travelling into Ballygowan from Belfast along the Moneyreagh Road, turn left at the roundabout onto Comber Road continuing along onto the Ballygowan Road. Turn right onto Old Ballygowan Road.

Telephone 028 9065 0000

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Sizes And Dimensions Are Approximate. Actual May Vary.

#### Energy Rating

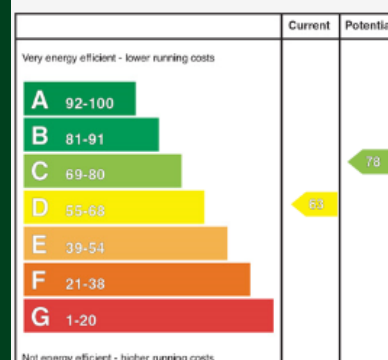
Epc Type: Domestic

Current: D63

Potential: C78

EPC Landmark Code: 6035-1223-9500-0340-3276

[Epc Certificate](#)



Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.