



A beautifully presented and deceptively spacious semi-detached property occupying a notably spacious site situated at the edge of the exclusive Oakwood development, jwithin the heart of Lisbane village.

Affording bright, spacious, and well-appointed accommodation, the layout lends itself perfectly to modern family living. Briefly comprising hallway, living room, open plan kitchen dining, overlooking and with direct access to the rear plus utility and cloaks WC. On the first floor are three bedrooms - principal with ensuite plus main bathroom. Complimented by a high standard, the property is tastefully decorated in neutral tones throughout. Externally, a large tarmac driveway offers parking for several vehicles plus a detached garage, home office outbuilding complimented by a private landscaped rear garden.

An area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Amenities located at Lisbane include The Poachers Pocket restaurant and artisan food & wine shop, Old Post Office Coffee Shop & plus petrol station with convenience store. There are also various outdoor recreational pursuits on your doorstep including countryside walks, horse riding and sailing. We are confident this wonderful property will appeal to a range of prospective purchaser.

Offers Around
£279,950

15 Oakwood Park,
Comber,
NEWTOWNARDS,
BT23 6EY

Viewing by
appointment
through agent
028 9042 4747

- Beautifully presented and deceptively spacious semi-detached property
- Occupying a notably spacious, private site situated on the edge of the exclusive Oakwood development
- Bright, spacious, and well-appointed layout finished to a high standard
- Living Room
- Open plan kitchen / dining - Overlooking and with direct access to the rear garden
- Cloaks WC & Utility
- Three well proportioned bedrooms
- Principal bedroom with ensuite
- Main bathroom
- Oil fired central heating / uPVC frame double glazed windows
- Large tarmac driveway offering parking for several vehicle vehicles
- Detached garage with and utility area
- Home Office Outbuilding / Gym / Playroom / Studio - Insulated with heating, light, power & internet supply
- Enclosed and notably private landscaped rear garden
- Within the heart of Lisbane village, The Poachers Pocket, The Old Post Office & local filling station with convenience store
- Location offers a more relaxed pace of living yet still ideal for those wishing to commute



The Property Comprises:

Ground Floor

uPVC double glazed front door.

HALLWAY:

CLOAKROOM: Low flush wc, wall mounted wash hand basin with mixer tap, pebbled splashback, ceramic tiled floor, extractor fan.



LIVING ROOM: 18' 8" x 11' 10" (5.7m x 3.6m) Feature wood burning stove with tiled hearth, range of wall-to-wall bookshelves with lighting, dual aspect windows.



KITCHEN OPEN PLAN TO DINING ROOM: 18' 8" x 12' 6" (5.7m x 3.8m) Modern fitted kitchen with excellent range of high and low level units, Franke composite sink with drainer and mixer tap, built-in four ring ceramic hob, stainless steel extractor fan, built in eye level oven and grill, ceramic tiled floor, uPVC double glazed double doors to exterior.



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UTILITY ROOM: 7' 3" x 5' 3" (2.2m x 1.6m) Range of high and low level units, stainless steel sink with drainer, laminate work tops and upstand, plumbed for washing machine, ceramic tiled floor.



First Floor

LANDING:

PRINCIPAL BEDROOM: 11' 10" x 10' 2" (3.6m x 3.1m)

ENSUITE SHOWER ROOM: Panelled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap, low level drawer, close coupled wc, part tiled walls, ceramic tiled floor, extractor fan, window.



BEDROOM (2): 11' 10" x 9' 10" (3.6m x 3m) Dual aspect windows.



BEDROOM (3): 11' 10" x 8' 2" (3.6m x 2.5m)



BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand shower, wall mounted wash hand basin with mixer tap, low flush wc, ceramic tiled floor, heated towel rail, extractor fan, window. Linen cupboard.

ROOFSpace: Floored roofspace accessed via. built-in ladder



Outside

Front garden in lawn with flower bed and array of trees, Composite paving with flower bed.

Spacious tarmac driveway offering ample parking for several vehicles.

DETACHED GARAGE: 22' 0" x 10' 10" (6.71m x 3.3m) Up and over door, light and power.

DETACHED HOME OFFICE OUTBUILDING / GYM SPACE / PLAYROOM / STUDIO OR

ADDITIONAL LIVING SPACE: 5.0m x 3m Tucked into mature L-shaped garden, Fully insulated with light, power, heating and internet supply.

Enclosed, notably private, mature rear garden in lawn - landscaped in lawn with composite patio bordered by well stocked flower beds, fencing and hedging.

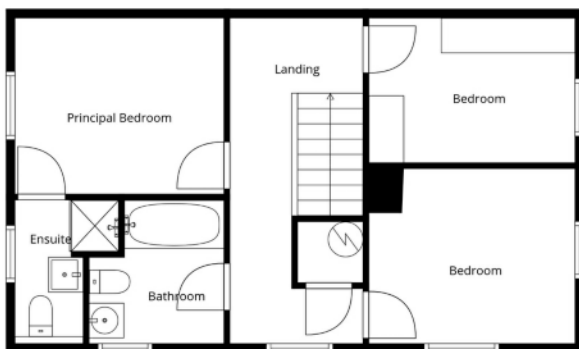




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Location:

Travelling south along A22 Killinchy Road through Lisbane, turn right opposite The Old Post Office onto The Straits. Take the first right onto Oakwood Park. At the junction, turn right into the cul-de-sac. No. 15 is positioned on the right hand side.



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



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Lisburn - 028 92 66 1700
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