



Situated just off the popular Glen Road in the heart of Comber this versatile home has a lot to offer, occupying a fabulous site within a quiet well established cul-de-sac.

The bungalow itself has been very well cared for and offers bright well proportioned accommodation that would equally suit the young family or active retired couple wanting a relaxed lifestyle yet convenient to many amenities including popular schools, restaurants, local shops and with a short commute of Dundonald, East Belfast and Newtownards.

**Offers Over  
£315,000**

34 Glenariff Drive,  
Comber,  
NEWTOWNARDS,  
BT23 5HA

**Viewing by  
appointment  
through agent  
028 9042 4747**

Energy Rating		Current	Potential
Epc Type:	Domestic		
Current:	D62		
Potential:	C69		
EPC Landmark Code:	8236-5429-6500-0266-8226		
Epc Certificate			
A 92-100			
B 81-91			
C 69-80			
D 55-68			
E 39-54			
F 21-38			
G 1-20			



- Deceptively spacious detached bungalow in a popular and quiet location
- Versatile accommodation
- Four bedrooms
- Bedroom four with dressing room
- Living room, dining room and study
- Fitted kitchen with range of built in appliances
- White bathroom suite with separate walk-in shower
- Gas fired central heating and fully upvc double glazing throughout
- Fabulous panoramic views over open countryside to the rear

The Property Comprises:

Ground Floor

uPVC double glazed front door.

ENCLOSED ENTRANCE PORCH: Glazed inner door.

ENTRANCE HALL: Oak effect laminate wooden flooring, cloakroom.



LIVING ROOM: 17' 5" x 11' 6" (5.3m x 3.5m) Feature pine fireplace with gas fire, slate hearth, oak effect laminate wooden flooring.



Glazed double doors to:

DINING ROOM: 10' 6" x 9' 6" (3.2m x 2.9m)



STUDY: 10' 10" x 9' 6" (3.3m x 2.9m) Access to garage.



FITTED KITCHEN: (No measurement). Excellent range of high and low level units with laminate work tops, single drainer sink unit with mixer tap. Zanussi built-in oven, four ring gas hob. Neff stainless steel extractor fan, built-in fridge, part tiled walls, ceramic tiled floor, uPVC double glazed door to rear.



BEDROOM (1): 11' 6" x 11' 2" (3.5m x 3.4m)

BEDROOM (2): 10' 10" x 9' 2" (3.3m x 2.8m) Double built-in robe with cupboards above.



BEDROOM (3): 12' 6" x 9' 6" (3.8m x 2.9m) Light oak effect laminate wooden floor.



BATHROOM: White bathroom suite with Jacuzzi style panelled bath with mixer tap, telephone hand shower, low flush wc, wash hand basin with mixer tap with low level cupboard below. Separate walk-in shower, heated towel rail. Fully tiled walls.



## First Floor

BEDROOM (4): 10' 6" x 9' 6" (3.2m x 2.9m) Oak effect laminate wooden flooring.

DRESSING ROOM/STUDY: 8' 6" x 6' 11" (2.6m x 2.1m) Storage in eaves.



## Outside

Tarmac driveway to:

INTEGRAL GARAGE: 15' 1" x 10' 2" (4.6m x 3.1m) Light and power, Worcester gas fired boiler, plumbed for washing machine.

Neat low maintenance front garden and rear gardens in lawns with large patio. Large brick garden shed.



Location:

From roundabout at Glen Link Railway Street travel up Glen Road. Glenarriff Drive is on the right.





2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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