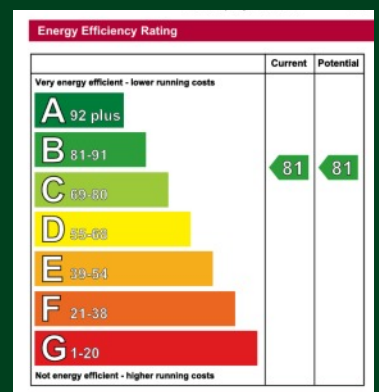




23 Comber Road,
Killyleagh,
DOWNPATRICK,
BT30 9QZ

Offers Over
£565,000

Viewing by
appointment with
& through agent
028 90 424747





Occupying a magnificent loughside position, this charming bungalow affords outstanding views over Strangford Lough and beyond to the various islands and ever-changing nautical traffic.

Recently constructed circa 2016, the layout has been meticulously designed with particular emphasis on light, open plan space, and the stunning lough views. The layout comprises hallway, an impressive open plan kitchen / dining / living room, three bedrooms, principal with ensuite, shower room plus large utility. Overall, the property is beautifully finished and decorated in a maritime theme that complements the situ and views. Externally, the property is enveloped by gardens in lawn with paved sun patio, sunken hot tub, leading directly onto the beach.

An area renowned for its outstanding natural beauty yet still within close proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards; ideal for those wishing to commute but also seeking a quieter, relaxed pace of living. The array of activities on your doorstep to avail of including coastal walks, sailing with Strangford Lough Yacht Club & Down Cruising Club, Killyleagh Castle, Delamont Country Park and Quoile Castle. Several restaurants are also close to hand including The Dufferin Arms, Daft Eddies, The Poachers Pocket and the award winning Balloo House. So rarely do properties with such a wonderful waterfront setting come onto the open market, making this an opportunity not to be missed, therefore early viewing is essential.

- Charming bungalow occupying a magnificent loughside position
 - Outstanding views over Strangford Lough & beyond
 - Overlooking, & with direct access to the shore
 - Recently constructed circa 2016
 - Open plan Kitchen / Dining / Living Room
 - Large utility room
 - Shower Room
 - Three well-proportioned bedrooms
 - Principal bedroom with ensuite
 - Beautifully finished & tastefully decorated
 - Powder coated aluminium double glazed windows
 - Oil fired central heating
- Enveloped by gardens in lawn with paved sun patio, sunken hot tub
- An area renowned for its outstanding natural beauty yet still within close proximity to principal routes to Belfast & beyond
- On the doorstep of stunning coastal walks, sailing with Strangford Lough Yacht Club & Down Cruising Club, Killyleagh Castle, Delamont Country Park and Quoile Castle
 - Viewing is essential to appreciate this wonderful loughside property



Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

COVERED ENTRANCE: Courtesy lighting. Composite front door.

HALLWAY: Walnut effect engineered laminate wooden flooring.

Access to roofspace.

LINEN CUPBOARD: Pressurized hot water system.



OPEN PLAN KITCHEN/DINING/LIVING ROOM: 20' 0" x 18' 1" (6.1m x 5.5m) Bespoke Shaker style kitchen with excellent range of high and low level units, laminate work surfaces, tiled splashback, ceramic sink with drainer and mixer tap, four ring gas hob, stainless steel extractor fan, integrated eye level oven and combi oven/grill. Integrated dishwasher, walnut effect engineered laminate wooden floor, feature vaulted ceiling with Velux window. Feature wood burning stove with slate hearth. Power coated aluminium double glazed doors to outside. Patio overlooking shore. uPVC double glazed door to side pavillion. Sliding door from kitchen/dining/living room to:





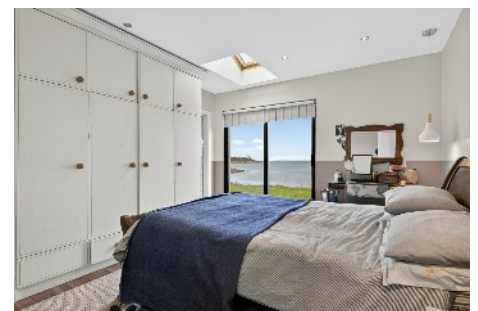
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UTILITY ROOM: 9' 2" x 8' 2" (2.8m x 2.5m) Range of built-in units, stainless steel sink with drainer and mixer tap, plumbed for washing machine, space for tumble dryer. Ceramic tiled floor, uPVC door to outside.

BEDROOM (1): 16' 5" x 12' 2" (5m x 3.7m) Walnut effect engineered laminate wooden flooring, powder coated aluminium double glazed sliding door to outside. Built-in cupboard plus built-in robe with cupboard above.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with drencher shower unit and telephone hand shower, wash hand basin with mixer tap and low level drainer, low flush wc, ceramic tiled floor, porthole windows.



BEDROOM (2): 12' 6" x 11' 6" (3.8m x 3.5m) Powder coated aluminium double glazed sliding doors to outside.



BEDROOM (3): 12' 2" x 8' 2" (3.7m x 2.5m) Porthole windows.



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SHOWER ROOM: Fully tiled shower cubicle with mains shower and telephone hand shower, tiled shelf recess, twin wash hand basins with mixer taps and low level drawers. Low flush wc, chrome heated towel rail, ceramic tiled floor, low voltage spotlights, extractor fan. Porthole style windows.



Outside

Stunning lough side position.

Accessed via shared laneway.

Spacious gravel driveway offering ample parking for several vehicles.

Bungalow is enveloped by garden in lawn with large patio pavillion.

PAVILLION: Roof structure, sunken hot tub, outdoor wood burning stove with feature lighting.

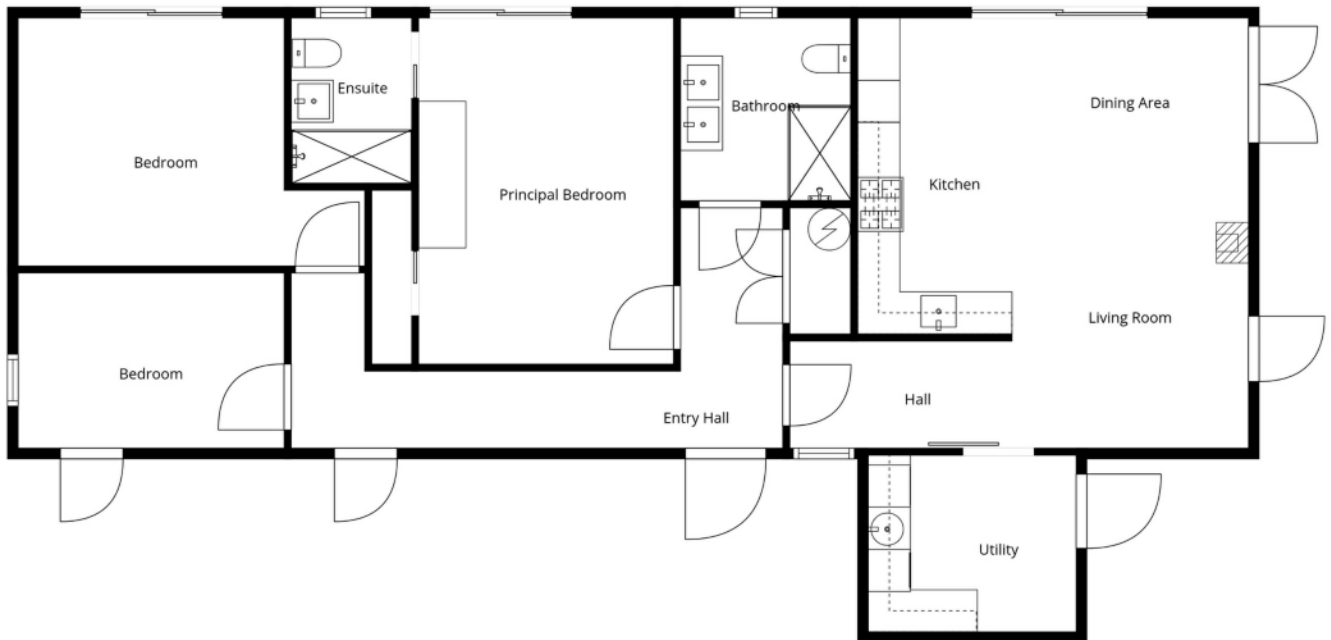
Outside tap, additional garden area.





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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling South along the A22 Comber Road; Just after you enter Cross Street, turn left onto Hill Farm Lane. 23 Comber Road is positioned at the end on the lane along the shore.

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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

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