



Dating back to the 1930s, this charming, detached family home offers a wealth of accommodation complimented by exceptional gardens, all within a desirable semi-rural location nearby Strangford Lough and less than one mile to Comber town.

Extending to circa 3000 sq. ft, the property blends period charm with well-proportioned accommodation ideal for practical modern family living. Retaining many original features including leaded top-light windows, wood-panelled walls and oak flooring. Currently in the form of two reception rooms, an extended kitchen dining with bifold doors to the garden, complemented by a pantry, utility room and ground floor shower room. The first and second floors offer up to six bedrooms – depending on the occupier's requirements plus bathroom and separate WC. Although some updating is required, the property benefits from a wood pellet heating system, photovoltaic solar panels and separate solar thermal tubes for heating water. Additional features include a garage, workshop, and cedar shingle garden room. Nestled behind mature trees, the property is set back from the road. The extensive southwest facing rear gardens are laid in lawn bordered by mature hedging with an array of trees.

An enviable location near to Strangford Lough, an area renowned for its' outstanding natural beauty yet still highly convenient - Located close to principal routes to Belfast, Dundonald, Downpatrick and Newtownards making it ideal for those wishing to commute yet also seeking a quieter, relaxed pace of living.

Offers Around  
£479,950

47 Killinchy Road,  
Comber,  
NEWTOWNARDS,  
BT23 5LU

Viewing by  
appointment  
through agent  
028 9042 4747





- Charming detached family home dating back to the 1930s
- Extending to circa 3,000 sq ft of adaptable accommodation
  - Granite step to reception porch with terazzo flooring
- Hardwood, bevelled double glazed hardwood front door to:
  - Hallway
  - Cloakroom store
  - Living Room
    - Sitting Room open to Play Room / Snug
    - Open plan Kitchen / Dining / Living
    - Pantry, Utility & downstairs Shower Room
    - Lounge on first floor with dual aspect windows
  - Five Bedrooms (up to six depending on requirements)
    - Family Bathroom with separate WC
- Wood pellet heating system, solar photovoltaic panels and solar hot water
  - Nestled behind mature trees & set back from the road
  - Garage with workshop to the rear & Summer House in garden
- Extensive, mature & notably private gardens- benefitting from a sunny south west facing to the rear
  - Semi-rural location yet less than 1 mile from Comber town square
- Within proximity to principal routes to Belfast, Dundonald, Downpatrick & Newtownards
  - Continuous footpath to Comber centre
- Ideal for those wishing to commute yet also seeking a quieter, relaxed pace of living

*\* One of the front external images, living room & kitchen images are AI generated & are for illustrative purposes only \**

The Property Comprises:

Arch to entrance porch with granite step and terrazzo flooring, hardwood bevelled glass double glazed door leading to:

### Ground Floor

HALLWAY: Feature original wood panelled walls, exposed timber beam ceiling, oak strip wood flooring

CLOAKROOM: Leaded uPVC frame double glazed window, oak strip wood flooring, light



LIVING ROOM: 13' 9" x 16' 1" (4.2m x 4.9m) Into bay. High cornice ceilings, feature a window with leaded glazed top lights



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SITTING ROOM: 14' 9" x 12' 6" (4.5m x 3.8m) Feature wood burning stove with slate hearth and timber mantle, exposed timber beam ceiling, plate rack, open to:

SUN ROOM/PLAYROOM AREA: 10' 10" x 9' 10" (3.3m x 3.0m) Single door leading to garden



KITCHEN: 23' 7" x 18' 8" (7.2m x 5.7m) Country style kitchen with range of high-level and low-level units with glazed display cabinets, Classic Deluxe range cooker with five gas hob electric oven grill and slow cooker, range master extractor fan, stainless stainless sink with mixer tap and drainer, plumbed for dishwasher , space for fridge freezer , laminate worktops, tiles surround, engine engineered Oakwood flooring, uPVC frame double glazed timber bifold doors to exterior.



UTILITY ROOM: 12' 6" x 7' 3" (3.8m x 2.2m) Range of units, ceramic sink with drainer and mixer tap, plumbed for washing machine, space for condenser dryer, ceramic tiled floor, uPVC frame double glazed single door to exterior.

PANTRY: 6' 3" x 5' 3" (1.9m x 1.6m) With light & shelving.

SHOWER ROOM: Fully tiled built in shower cubicle with mains shower unit, low flush WC, pedestal wash hand basin, heated towel rail, half panelled walls, ceramic tile floor, window.



## First Floor

HOME OFFICE/STUDY/PLAY ROOM:  
15' 9" x 11' 6" (4.8m x 3.5m)



BEDROOM (1): Into a window by 4.2 wall wall range of built-in robes, features bay window with leaded glazed toplights, wash hand basin with mixer tap and low-level cupboard and light above.



BEDROOM (2): 14' 9" x 12' 6" (4.5m x 3.8m)



BEDROOM (3): 12' 6" x 9' 10" (3.8m x 3.0m)



BATHROOM: Fully tiled built-in shower cubicle with mains shower unit, panelled bath with mixer tap and telephone hand shower, tiled surround, pedestal wash hand basin with mixer tap, half tiled walls, heated towel rail, extractor fan, window.

SEPARATE WC: Low flush WC, window.



Second Floor

LANDING:



BEDROOM (5): 13' 5" x 9' 6" (4.1m x 2.9m) Double built-in robe, large built-in desk with drawers below.



BEDROOM (6): 11' 2" x 9' 2" (3.4m x 2.8m) Range of built-in robes with cupboards above and shelving, access to eaves storage.



## Outside

OUTSIDE: Nestled behind mature trees and set back from the Road - Tarmac driveway leading to garage with garaWood pellet boiler, light and power, up and over door with single door for pedestrian access.

Large shed to back of garage - workshop leading to wood pellet storage.

Extensive mature gardens in lawn benefiting from sunny south west facing aspect - spacious paver brick patio leading to lawns, bordered by hedging, mature tree and shrubbery including an array of fruit tree specimens from apple trees to plum.

Garden House - concrete floor and cedar tile facade structure.

Solar panels - Solis system for electricity.

Thermal water panels on south facing gable wall for hot water.





## Location:

From Comber Square: Travelling along Killinchy Street, at the roundabout, continue straight onto Killinchy Road. Number 47 is positioned on the right hand side.

Only 2km from Comber Town Square, along with various shops, restaurants and cafes

Within proximity to principal routes to Belfast, Dundonald, Downpatrick & Newtownards

Idyllic rural location with access to social and sporting attractions of this area

Bus stop positioned opposite the driveway - ideal for commuters and also for students travelling to Belfast schools

George Best City Airport is located within approx. 10 miles from the property

Nearby Strangford Lough; An area of outstanding natural beauty.

## Distances:

Belfast City Centre - 12 miles

Sullivan Upper School – 10.2 miles

Regent House School – 4.7 miles

Campbell College – 7.5 miles

Strathearn 7.3 miles

Bloomfield 7.1 miles

Grosvenor 7.8 miles

Down High 16 miles

Comber Square - 2 miles

Castle Espie – 2.5 miles

Balloo House - 5 miles

Whiterock - 8 miles

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Sizes And Dimensions Are Approximate. Actual May Vary.

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