



## **245 COMBER ROAD, LISBURN, BT27 6XZ**

- A Most Impressive Detached Bungalow Occupying A Spacious And Slightly Elevated Setting With Private Rural Aspects And Panoramic Views Over Open Countryside Towards Slieve Croob Mountains
- Prime Location Convenient To Lisburn, Hillsborough, Drumbo, Carryduff And South Belfast
- Spacious Family Accommodation With Optional Three Or Four Bedroom Layout
- Lounge With Feature Fireplace, Patio Doors And Panoramic Views
- Family Room With Fireplace And Panoramic Views
- Dining Room Or Optional Fourth Bedroom With Panoramic Views
- Spacious Kitchen And Utility Room

**PRICE: OFFERS IN THE REGION OF £399,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E50**

**REF:DL01042682HG**

- Spacious Bathroom With Bath And Shower Cubicle
- Generous Gardens Laid In Lawns And Spacious Parking Area
- Oil Fired Central Heating System And Cavity Wall Insulation
- PVC Double Glazed Windows And External Doors Fitted 2021 / PVC Fascias And Soffits
- A superb opportunity to acquire a fabulous country home with adaptable family accommodation and convenience for easy commuting, we strongly recommend early viewing.

**ACCOMMODATION:** Measurements are approximate

**ENTRANCE PORCH:** Composite entrance door. Tiled floor. Panoramic views.

**ENTRANCE HALL:** Plaster cornice. Built in cloaks storage cupboard.

**CLOAKROOM:** Low flush suite. Close coupled low flush WC. Vanity unit with wash hand basin.

**SPACIOUS LOUNGE:** 5.78m (19'0") x 4.70m (15'5")

Measurement taken into large bay window with panoramic views. Mahogany and marble fireplace and hearth. Wood burning stove. PVC double glazed patio doors leading to patio and side garden.

**DINING ROOM OR BEDROOM (4):** 4.15m (13'7") x 3.34m (10'11")

Panoramic views. Double doors leading to hall.

**FAMILY ROOM:** 4.60m (15'1") x 3.33m (10'11")

Tiled fireplace and hearth. Plaster cornice. Large window with panoramic views.

**SPACIOUS KITCHEN:** 4.12m (13'6") x 3.50m (11'6")

Range of high and low level units. Round edge work surfaces. Twin sink unit with mixer tap. Integrated double oven and hob. Extractor canopy. Plumbed for dishwasher. Tiled floor. Part tiled walls.

**UTILITY ROOM:** 3.02m (9'11") x 2.63m (8'8")

Built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Part tiled walls. PVC double glazed back door.



**BEDROOM (1):**

**4.10m (13'5") x 3.65m (12'0")**

Measurement to include range of built in robes.  
Wash hand basin.



**BEDROOM (2):**

**4.25m (13'11") x 3.02m (9'11")**

Measurement to include range of built in robes.  
Wash hand basin.



**BEDROOM (3):**

**3.77m (12'4") x 3.03m (9'11")**

Measurement to include range of built in robes.



**SPACIOUS BATHROOM:**

Panelled bath. Shower cubicle. Electric shower. Pedstal wash hand basin. Close coupled low flush WC. Bidet. Tiled walls. Hotpress.

**ROOFSPACE:** Aluminium extending ladder to partly floored roofspace with light.

**OUTSIDE:** Spacious setting extended to approximately 0.5 acre Laid in lawns with mature trees and shrubs. Paved patio area with south westerly aspect and panoramic views. Tarmac driveway leading to spacious parking and turning areas. Please note, access is via shared lane/right of way.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,783

**DIRECTIONS:** From Lisburn proceed along Saintfield Road to Ballymacbrennan and turn left into Comber Road, number 245 is on the left.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## 245 Comber Road, Lisburn

Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

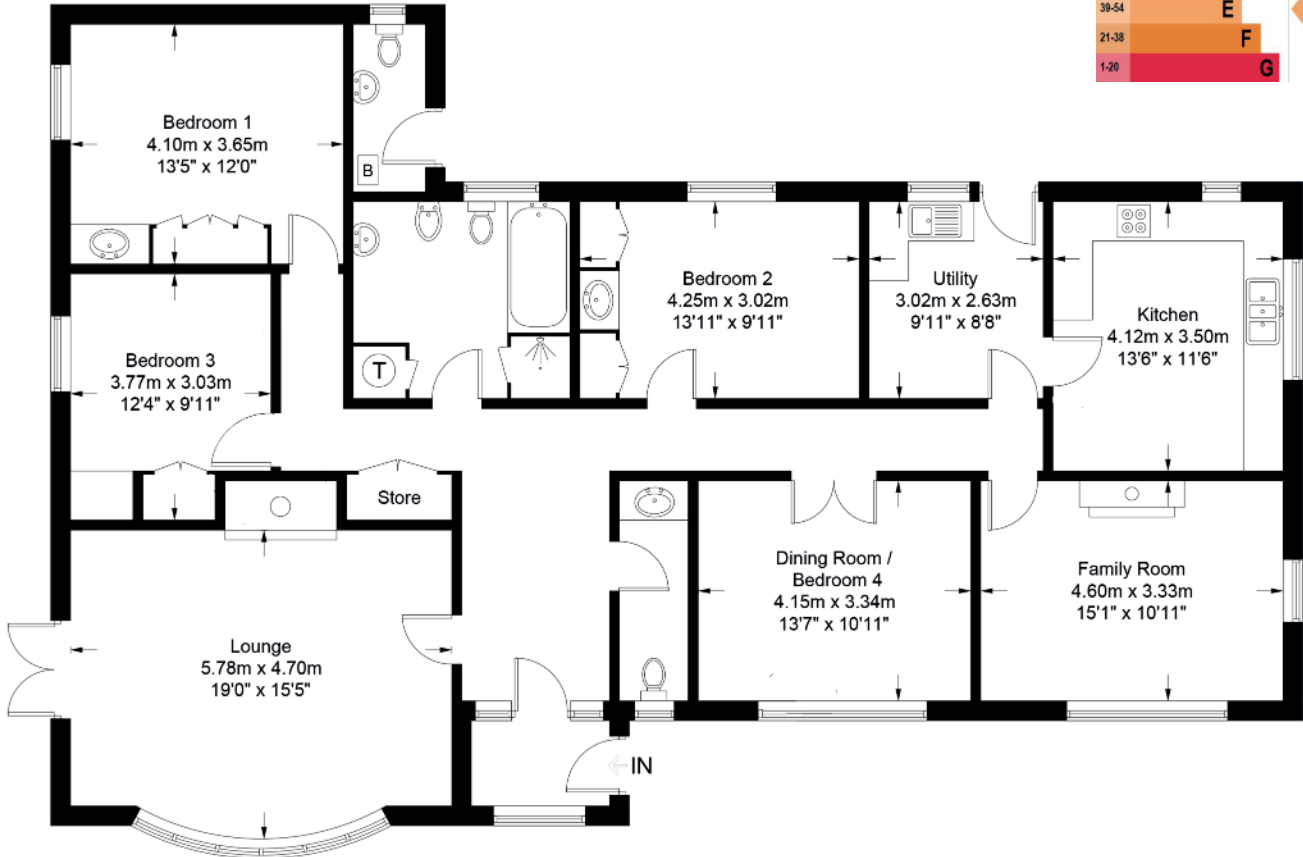


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282679)



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.