

29 Castlehill Newtownards, BT23 5XA

Offers over £275,000



VICTORIA
PINKERTON

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Elegant Four-Bedroom Detached Home in Sought-After Castlehill Location

Located in the desirable area of Castlehill, Comber, this exquisite detached house offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment.

The main living room features a cosy wood-burning stove, adding warmth and character

to the space—perfect for quiet evenings at home. The second reception room benefits from French doors leading out to the garden, allowing for an easy flow between indoor and outdoor living.

The spacious kitchen is designed for both functionality and comfort, offering ample room for a dining table, making it a central hub for family life. A separate utility room adds practicality and helps keep everyday

living organised. The ground floor also includes a convenient downstairs WC.

Upstairs, the main bedroom enjoys the luxury of an en-suite shower room, while a well-appointed family bathroom serves the remaining three bedrooms.

The immaculate gardens surrounding the property are a true highlight, featuring a delightful garden room and a serene seating





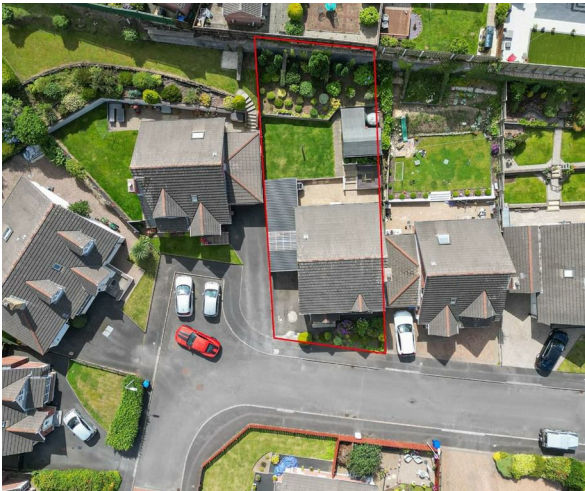
PROPERTY FEATURES

- Located In The Desirable Area Of Castlehill, Comber, This Exquisite Detached House Offers A Perfect Blend Of Comfort And Elegance
- Spacious Kitchen Offers Room For A Dining Table And Is Complemented By A Practical Utility Room
- With A Separate Family Bathroom Serving The Other Three Spacious Bedrooms
- Perfect For Families Seeking Space, Comfort, And Versatile Living Areas Both Inside And Out
- Main Living Room Features A Cosy Wood-Burning Stove, Adding Warmth And Character
- Ground Floor Includes A Convenient Downstairs WC, Enhancing Everyday Functionality
- Spacious Driveway And Immaculate Gardens Include A Garden Room And Serene Seating Area, Perfect For Outdoor Enjoyment
- Second Reception Room Includes French Doors Leading Out To The Garden For Seamless Indoor-Outdoor Living
- Main Bedroom Boasts A Private En-Suite Shower Room
- Oil-Fired Central Heating, And uPVC Double Glazed Windows









LOREM IPSUM

area—perfect for enjoying the outdoors in peace. The well-maintained grounds offer a wonderful space for children to play or for hosting gatherings with friends and family.

For those with multiple vehicles, the property includes a spacious driveway, ensuring convenience and

ease of access. Inside, the oil-fired central heating system, combined with uPVC double glazing, ensures warmth and energy efficiency throughout the year.

This splendid home in Comber is not just a property; it is a lifestyle choice, offering a tranquil retreat while being conveniently located

near local amenities. With its spacious layout, character features, and beautiful outdoor spaces, this house is a must-see for anyone looking to settle in a welcoming community.



WHAT3WORDS: ///shiver.coil.swimmer

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PROPERTY MEASUREMENTS

Hallway	14'9 x 6'2
Toilet	2'10 x 7'10
Living Room	13' x 19'7
Dining Room	12'3 x 9'7
Kitchen	12'11 x 10'7
Storage	2' x 1'4
Utility	9'6 x 7'3
Bedroom 1	12'5 x 10'10
Ensuite	9'1 x 3'6
Bedroom 2	12'3 x 10'7
Bedroom 3	10'1 x 10'10
Bedroom 4	10'11 x 8'4
Landing	9'10 x 6'4
Storage	2'5 x 2'5
Bathroom	10'1 x 7'5
Garage	9'9 x 17'8
Exterior Office	2'5 x 6'7
Exterior Shed Utility	11'5 x 7'6

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold
Ground Rent - Understood To Be £60 Per Annum
Rates - Understood To Be £1,573 Per Annum

Directions
Located off Ballynagh Road
The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

* For your information: The UK average rating is 'E50'.



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