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**Tim Martin**

AUCTIONEERS • ESTATE AGENTS • VALUERS

## **8 Ardnavey Park Comber BT23 5SH**



A superb opportunity to acquire this beautiful family home perfectly situated within this prestigious development on the outskirts of Comber.

Formerly the original show house, this exquisite property boasts contemporary and luxurious accommodation throughout making this a family home to be proud of. The ground floor provides a superb layout which comprises of a spacious lounge, dining room, modern fitted kitchen open plan to living/dining area, utility room and separate WC. A bright and spacious landing makes way to four excellent sized bedrooms with the master bedroom enjoying a dressing room and ensuite shower room whilst the principal bathroom is fitted with a luxurious white suite. Other attributes which complete this property include an integral double garage, easily maintained front and rear gardens, gas fired central heating, double glazing and an alarm system.

The property provides ease of access to Comber town square where many local amenities are all close at hand whilst many primary and secondary schools are easily accessible in the surrounding and greater Belfast area. A wealth of leisure activities are all close by including Mahee Island golf club, WWT Castle Espie Wetland Centre and Strangford lough which provides beautiful coastal walks and ample water sports.

### FEATURES INCLUDE:

- CONTEMPORARY FAMILY HOME IN PRESTIGIOUS DEVELOPMENT
- FOUR BEDROOMS (TWO ENSUITE)
- TWO RECEPTION ROOMS
- LUXURIOUS SANITARY WARE THROUGHOUT
- UTILITY ROOM
- INTEGRAL DOUBLE GARAGE
- GAS FIRED CENTRAL HEATING / DOUBLE GLAZING
- EASILY MAINTAINED GARDENS
- EASY ACCESS TO BELFAST, STORMONT AND ULSTER HOSPITAL



## ENTRANCE HALL

Glazed hardwood entrance door; double telephone connection point; under stairs storage cupboard; wood laminate floor.

## CLOAKROOM

## LOUNGE 6.55m (21'6) x 3.56m (11'8)

Beautiful solid slate fireplace with matching hearth; gas fire inset; tv and telephone connection points; 5 amp power point; solid oak doors through to:-



## DINING ROOM 3.73m (12'3) x 3.51m (11'6)

Wood laminate floor; solid oak doors through to:-

## KITCHEN / LIVING / DINING AREA

5.99m (19'8) x 4.6m (15'1) max measurements

Excellent range of solid hand crafted high and low level cupboards and drawers with matching open display shelving incorporating 1 1/2 tub glazed sink unit with swan neck mixer taps; integrated 'Neff' electric double oven; 'Neff' 4 ring gas hob with chrome extractor hood over; integrated 'Hotpoint' fridge freezer and dishwasher; granite work surface with matching breakfast bar; part tiled walls; tiled floor to kitchen and wood laminate floor to dining area; recessed spotlights; upvc door to rear; 5 amp power points.



## UTILITY ROOM 3.28m (10'9) x 2.13m (7'0)

Good range of wood laminate shaker style high and low level cupboards incorporating single drainer stainless steel sink unit with mixer taps; formica worktop; plumbed and space for washing machine and tumble dryer; tiled splashback; tiled floor; access to integral garage; extractor fan.

## **WC 2.13m (7'0) x 1.04m (3'5)**

White suite comprising close coupled wc; wall mounted wash hand basin with mono bloc mixer tap and tiled splashback; extractor fan.

Beautiful oak furnished staircase with matching turned spindles and balustrades leading to:-

## **FIRST FLOOR / LANDING**

Access to roofspace; clean air duct; velux window; ample power points; hotpress with 'Teleford' hot water tank and pressurised water system.

## **MASTER BEDROOM 6.22m (20'5) x 5.66m (18'7)**

Tv aerial connection point; telephone connection point; open through to:-

## **DRESSING ROOM 2.49m (8'2) x 2.03m (6'8)**

Built-in wardrobes with matching dresser table and chest of drawers; recessed spotlights; leading to:-

## **ENSUITE SHOWER ROOM 2.54m (8'4) x 1.02m (3'4)**

Modern white suite comprising fully tiled separate shower cubicle with 'Inta' thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; close coupled wc; wall mounted wash hand basin with mono bloc mixer tap; part tiled walls; tiled floor; recessed spotlights; extractor fan.

## **BEDROOM 2**

**4.62m (15'2) x 4.06m (13'4)** max measurements

Tv aerial connection point.

## **ENSUITE SHOWER ROOM 2.54m (8'4) x 1.02m (3'4)**

Modern white suite comprising fully tiled separate shower cubicle with 'Inta' thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; close coupled wc; wall mounted wash hand basin with mono bloc mixer tap; part tiled walls; tiled floor; recessed spotlights; extractor fan.

## **BEDROOM 3 4.09m (13'5) x 3.63m (11'11)**

## **BEDROOM 4**

**3.68m (12'1) x 3.61m (11'10)** max measurements

Tv and telephone connection points.



## **PRINCIPAL BATHROOM 2.82m (9'3) x 2.49m (8'2)**

Luxurious white suite comprising panel bath with mixer taps; separate fully tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment with drench shower head over; close coupled wc; recessed wash hand basin with mono bloc mixer tap with cupboard under; part tiled walls; tiled floor; recessed spotlights; extractor fan; heated towel rail.



**OUTSIDE**

Spacious brick pavia driveway leading to:-

**INTEGRAL DOUBLE GARAGE 6.2m (20'4) x 5.54m (18'2)**

Double electric roller shutter doors; ample light and power points; enclosed 'Baxi' gas fired boiler.

**GARDENS**

Partially enclosed gardens laid out in lawn; brick pavia paths and patio area; well maintained flowerbeds to the front of the property host a colourful selection of ornamental and flowering shrubs; outside light and water tap.



**CAPITAL / RATEABLE VALUE**

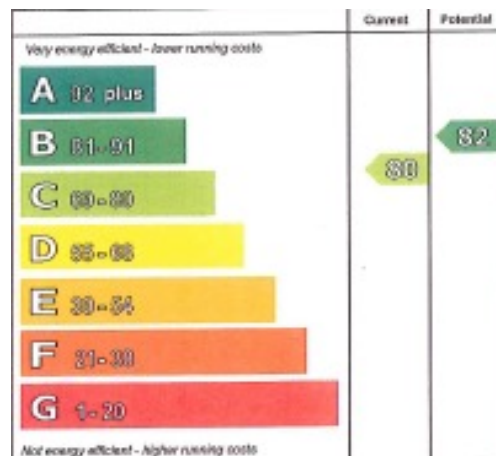
£330,000. Rates Payable = £2195.49 per annum (approx)

**GROUND RENT**

Freehold

**VIEWING**

By Appointment With The Agent



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