

SOLD



**5 Manor Park
Killinchy Road
Comber
BT23 5FW**

The Owners Perspective:

“Carnesure Manor is an elegant, idyllic environment to live in, secure for children and yet within easy walking distance of Comber with its shops, public transport and excellent restaurants”.

*Offers around
£350,000*



THE FACTS YOU NEED TO KNOW:

Four Or Five Bedrooms, Three Or Four Reception Rooms.

Superb Kitchen With Painted Cream Cupboards & Granite Worktops.

Stunning Upvc Double Glazed Conservatory / Sun lounge With Contemporary Multi Fuel Stove.

Separate Utility Room.

Integral Double Garage With Twin Electric Remote Control Doors.

Parking For Several Cars.

Upvc Double Glazing.

Oil Fired Central Heating With Pressurised Hot Water System.

School Buses Nearby to Leading Schools including Campbell College, Strathearn, Grosvenor and Regent House.

ALSO OF INTEREST:

Beautifully Decorated And Painted.

Landscaped Easily Maintained Gardens, Patio & BBQ Area.

Very Convenient Location Close To Comber Town Centre.

Great Space And Flexibility Including Four Bedrooms Or Home Office, Playroom Or Fifth Bedroom.

Quiet Cul-de-sac.





THE PROPERTY COMPRISES:

Ground Floor

UPVc front door to entrance porch, ceramic tiled floor, double glass doors to...

FEATURE DINING/RECEPTION HALL: 18' 9" x 14' 3" (5.72m x 4.34m)

High cornice ceiling, ceramic tiled floor, centre rose, double glass doors to...

DRAWING ROOM:

19' 6" x 14' 3" (5.94m x 4.34m)

Feature Inglenook fireplace, quarry tiled hearth, inset gas fire, plank beech wood flooring, cornice ceiling, centre rose.



Steps up to...

FAMILY ROOM: 14' 3" x 13' 0" (4.34m x 3.96m) Brick fireplace, Quarry tiled hearth, recessed lighting, sliding double glazed doors to garden with plank beech wood flooring, cornice ceiling,

CLOAKROOM: Low flush WC, pedestal wash hand basin, ceramic tiled floor, half tiled walls.

SUPERB KITCHEN 14' 9" x 13' 6" (4.5m x 4.11m)

Large granite circular breakfast bar with glass block detail and inset stainless steel sink unit, mixer taps, extensive range of painted cream high and low cupboards. two dishwashers, porcelain tiled floor, fridge/freezer, recessed microwave. Open to...

MAGNIFICENT UPVC DOUBLE GLAZED CONSERVATORY/SUN LOUNGE: 21' 3" x 15' 6" (6.48m x 4.72m)

Porcelain tiled floor, under floor heating, recessed floor lighting, vaulted ceiling, double UPVc double glazed doors to patio and garden. Also double UPVc double glazed doors to timber sun deck, feature contemporary multi fuel stove, feature exposed brick detail.





First Floor

BEDROOM (1): 14' 3" x 11' 6" (4.34m x 3.51m)

Extensive range of built in robes, double UPVc double glazed doors to timber sun deck. Adjoining:

ENSUITE SHOWER ROOM: Vanitory Unit, wash hand basin, low flush WC, tiled floor, fully tiled shower cubicle with Mira power shower, extractor, fully tiled walls, recessed lighting.

BEDROOM (2): 13' 6" x 12' 0" (4.11m x 3.66m)

Timber flooring, aspect to front.

BEDROOM (3): 13' 0" x 10' 0" (3.96m x 3.05m)

Timber flooring, aspect to front.

BEDROOM (4): 11' 6" x 8' 9" (3.51m x 2.67m)

Timber flooring.

FAMILY BATHROOM: White Suite, panelled bath with mixer tap, low flush WC, tiled floor, fully tiled shower cubicle, recessed lighting, extractor fan.

LANDING: Hot press with hotwater cylinder.

Internal staircase down to...

BEDROOM (5)/PLAYROOM OR OFFICE:

15' 9" x 12' 6" (4.8m x 3.81m)

Laminate flooring, extensive range of built in wardrobes with full length mirror doors.

DOUBLE INTEGRAL GARAGE 23' 9" x 20' 3" (7.24m x 6.17m) Twin electric remote control up and over doors, light, power, Trianco oil fired boiler, door to utility room and uPVC door to garden.

UTILITY ROOM: 12' 6" x 9' 6" (3.81m x 2.9m) Single drainer stainless steel sink unit with mixer tap, cupboards below, tiled floor, plumbed for washing machine & vent for tumble dryer.



Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC).

The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level. An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out. A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

Tenure:

Details of leasehold / freehold terms have been requested from the vendors solicitors and should be available shortly.

Rates:

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage (although these will not apply for 2012 /2013) The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assesment for the year 2012/2013 is £2163.84

View all our properties online

All property available through **RODGERS & BROWNE** can be viewed via our website www.rodgersandbrowne.co.uk. Brochures, floor plans and Energy Performance Certificates (EPCs) can all be viewed, downloaded or printed. You can also contact us via the site by e-mail to info@rodgersandbrowne.co.uk. We recommend Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances.

Viewing

By appointment with **RODGERS & BROWNE**.

Let us find you your ideal home

Let any of the **RODGERS & BROWNE** team know what you are looking for and we will do our best to find it for you. You can also join our active Mailing List on line via the web site

RODGERSANDBROWNE.CO.UK

5 Manor Park, Killinchy Road, Comber

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		49
F 21-38	33	
G 1-20		
Not energy efficient - higher running costs		

Utility Suppliers:

Electricity	Northern Ireland Electricity Tel: 08457 455 455
Water	Northern Ireland Water Tel: 08457 440 088
Telephone	British Telecom Tel: 0800 800 150

Property Valuation Service

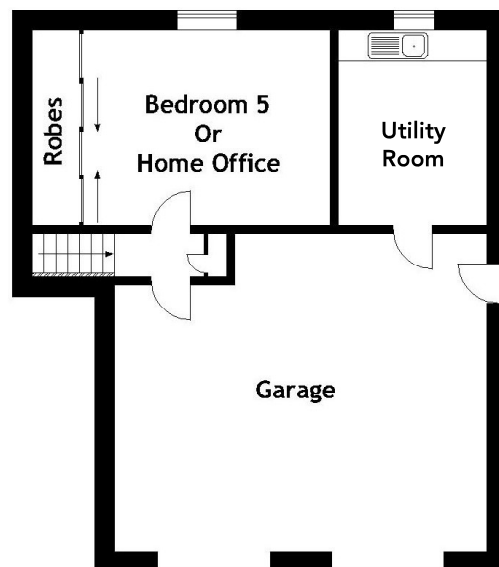
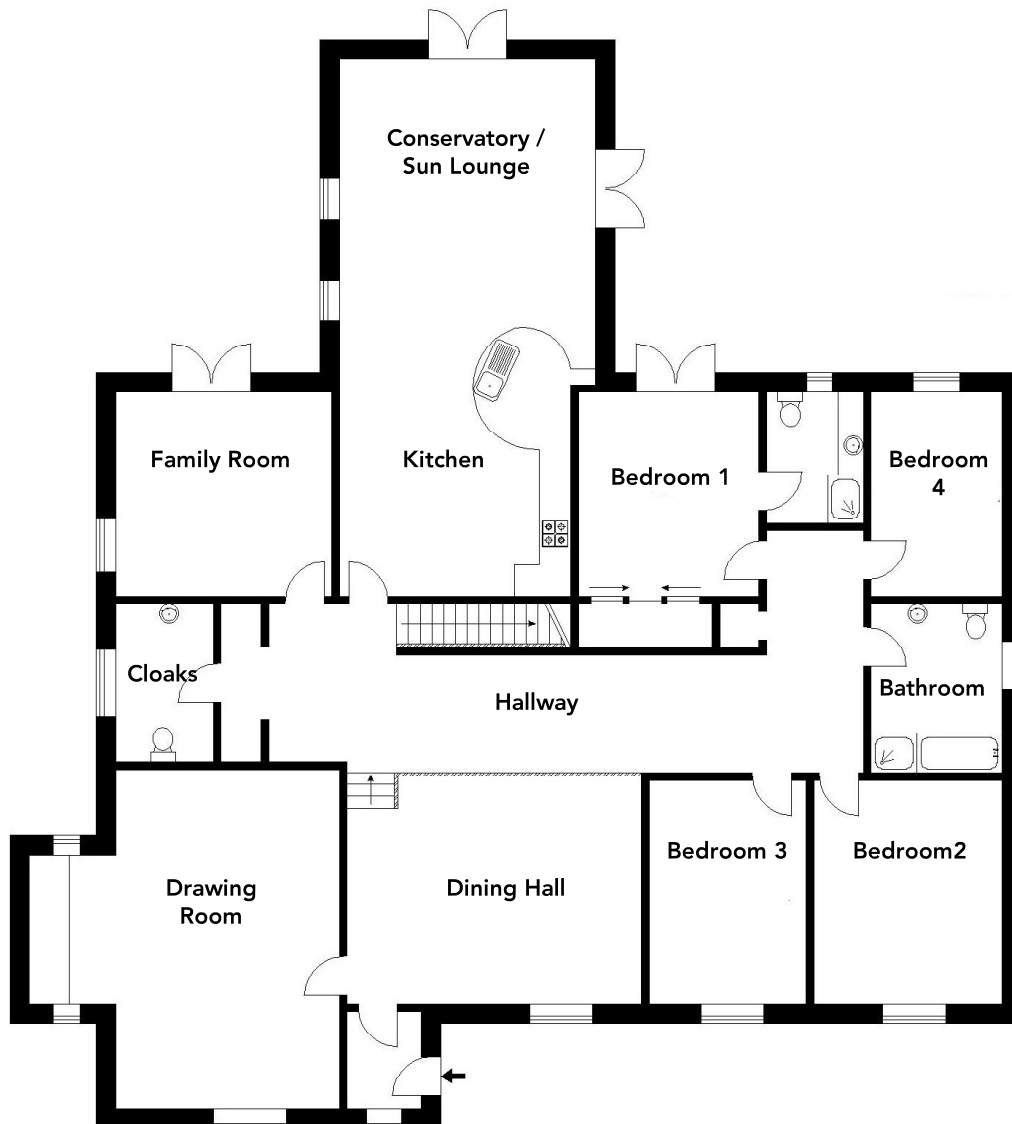
If you are wanting to make a move - to something larger, in a different location, closer to schools, within easier commuting distance of your place of work, to something smaller or simply just for a change, then you need to get an accurate assessment of the value of your own home. Ask any of the **RODGERS & BROWNE** team to arrange an appointment for a pre-sale valuation and marketing appraisal. You are no obligation to list the property For Sale. We are pleased to be of assistance.

Financial Advice

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

5 Manor Park Comber

Approx. Gross Internal Area 3,604 Sq.Ft



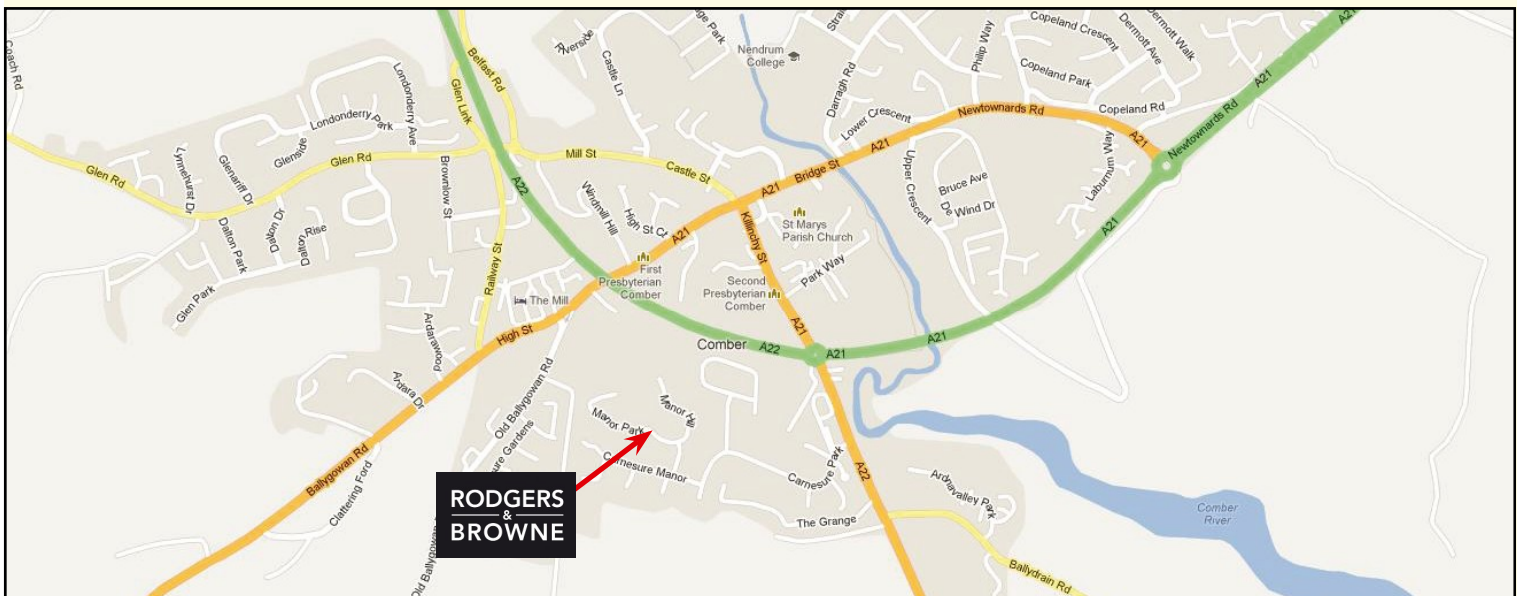
For identification only.
Not part of any sale, lease or Contract.
Not to scale.



Outside

Landscaped gardens in lawns, flowerbeds, shrubs, vertical railway sleepers, timber sun deck, irregular natural stone patio and BBQ area. PVC oil tank, water taps, Wide brick pavior driveway with parking for several cars, external electrical socket.

LOCATION: From the Killinchy Road, Comber, turn into Carnasure Park then onto Carnasure Manor then first right into Manor Park.



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.