

simon**BRIEN**  
RESIDENTIAL

58 Ballycreely Road,  
Comber, BT23 5PX



Asking Price £749,950

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[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- An exceptional, recently constructed Georgian style residence occupying a private site extending to c.0.5 acre
- Superb views over rolling County Down countryside
- Rural, yet most convenient location, only 15 minutes from Belfast, 10 minutes from Comber, and 15 minutes from Newtownards
- High quality of construction and finish with natural slate roof and traditional style hardwood double glazed sash windows
- Spacious Reception / Dining Hall
- Drawing Room
- Magnificent Kitchen with casual Living and Dining area
- Living Room / Study
- Inner Hallway \* Utility Room \* Cloakroom
- Two ground floor bedrooms, both with private En Suite facilities
- Two first floor bedrooms, both with private En Suite facilities
- Gardens laid in lawns, shrub beds and generous parking to the front, side and rear of the property
- Detached Double Garage
- Gas central heating



## SUMMARY

A most attractive, recently constructed Georgian style residence occupying an elevated site with views over the surrounding rolling County Down countryside.

Whilst the property enjoys all the attributes of tranquil country living, it is perfectly located only 15 minutes from Belfast, 10 minutes from Comber and 15 minutes from Newtownards.

The property has been built to an exceptional standard and offers spacious accommodation with a layout adaptable to differing family requirements.

The accommodation comprises : Ground Floor : a Spacious Reception Dining Hall with feature panelled entrance door and fanlight, Drawing Room, a magnificent fitted Kitchen with casual Living and Dining area, Living Room / Study, Inner Hallway, Utility Room, Cloakroom, two Bedrooms ( both with private en suite facilities ). On the first floor, there are two Bedrooms ( both with private en suite facilities ).

Whilst the property offers all the characteristics of a period Georgian house, it also enjoys all the comforts and luxuries of modern day living with high insulation qualities, period style double glazed windows, and an exceptional standard of finish, particularly in the kitchen area with a magnificent fitted kitchen by Arthur Hollywood and 4 superb bedrooms, all with private en suite facilities.

The property is approached via a private laneway, and occupies a site of approximately 0.5 acres with gardens laid in lawns, and shrub beds, a sheltered patio area orientated to capture the afternoon and early evening sunlight, and there is also generous parking to the front, side and rear, and a detached Double Garage.

All in all, an exceptional family home in a rural, yet most convenient location. Viewing is by private appointment and is highly recommended.



**ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**RECEPTION/DINING HALL:  
19' 9" x 15' 2" (6.02m x 4.62m)**

Corniced ceiling, gas stove set on stone hearth, porcelain tiled floor, access to roofspace.



**DRAWING ROOM:  
23' 4" x 19' 9" (7.11m x 6.02m)**

Engineered solid oak wooden flooring, corniced ceiling, 'Jotul' multi-fuel stove set on solid granite hearth.



**KITCHEN/LIVING/ DINING:**

**23' 2" x 19' 9" (7.06m x 6.02m)**

Bespoke kitchen supplied by 'Arthur Hollywood' with a range of high and low level units, solid quartz work surfaces, integrated 'Bosch' fridge & freezer, integrated 'Bosch' dishwasher, double 'Smeg' rangemaster with 7 ring gas hob, 'Faber' extractor fan above with wooden country style surround and quartz splashback, integrated wine fridge, double 'Belfast' sink with Quooker tap, pantry cupboard with lighting, concealed under unit lighting, island unit with solid quartz work tops & breakfast bar area with storage cupboards, porcelain tiled floor, corniced ceiling, recessed lighting, feature vertical radiators, multi-fuel burning stove set on stone hearth, glazed double doors to rear.



**LIVING ROOM/ STUDY:**

**14' 5" x 13' 7" (4.39m x 4.14m)**

Recessed lighting, porcelain tiled flooring, glazed door to rear.





**HALLWAY:**

Glazed wall, porcelain tiled floor.  
Doorway to side/rear, two understairs storage cupboards.

**BEDROOM (1):**

**20' 8" x 11' 10" (6.3m x 3.61m)**

Walk-in wardrobe.

**ENSUITE BATHROOM:**

Luxury white suite comprising, 'Victorian style' W.C, vanity unit with 'Burlington' ceramic sink with chrome mixer taps, splashback, 'Claw foot' free standing bath tub with chrome mixer taps and hand held shower head, double shower tray with 'Burlington' rainhead shower, glass screen, recessed lighting, chrome heated towel rail, tiled floor.



**DOWNSTAIRS WC:**

High flush 'Victorian style' WC, pedestal 'Burlington' wash hand basin with chrome mixer taps and splashback, chrome heated towel rail, porcelain tiled floor.



**UTILITY ROOM:**

**15' 6" x 9' 1" (4.72m x 2.77m)**

Range of high and low level units, marble effect laminate work surfaces. 1.5 ceramic sink unit with chrome mixer taps, plumbed for washing machine, space for tumble dryer, housing for gas combi boiler, cloaks area with storage, porcelain tiled floor, 'Brink' mechanical heat recovery ventilation system programme unit.

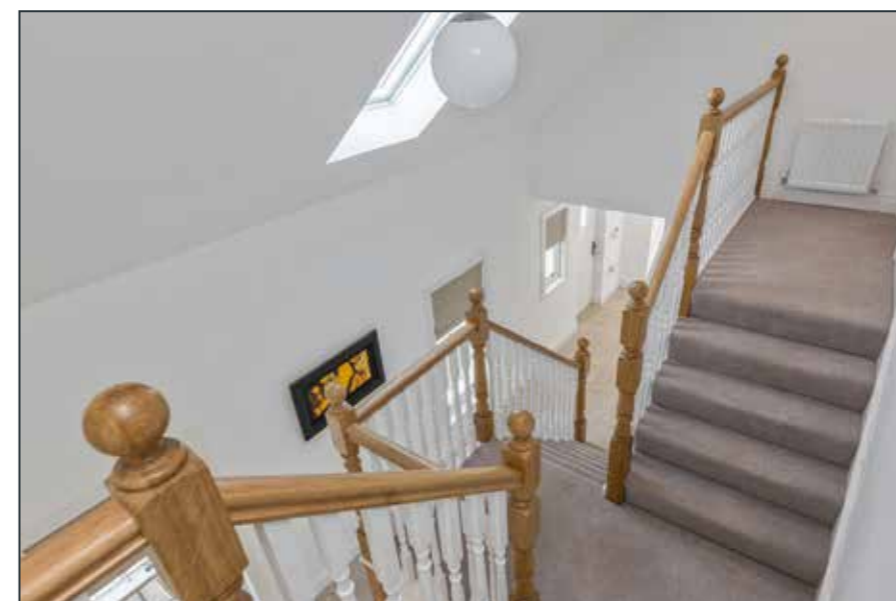




**BEDROOM (2):**  
**14' 5" x 13' 4" (4.39m x 4.06m)**  
(At widest point) Built-in cupboard.



**ENSUITE BATHROOM:**  
Luxury white suite comprising, dual flush W.C., floating wash hand basin with matt black mixer tap, chrome heated towel rail, walk in shower tray with matt black 'rainhead' thermostatic shower, glass screen, recessed lighting, ceramic tiled floor.



**FIRST FLOOR**  
**LANDING:**  
Low voltage spotlights. Skylight window.



**BEDROOM (3):**  
**20' 3" x 19' 4" (6.17m x 5.89m)**  
Two skylight windows.



**ENSUITE BATHROOM:**  
Luxury white suite comprising, dual flush W.C., floating wash hand basin with wooden shelf, chrome heated towel rail, shower cubicle with thermostatic 'rainhead' shower and multi panel PVC, recessed lighting, ceramic tiled floor, skylight window.





**BEDROOM (4):**  
**20' 1" x 13' 2" (6.12m x 4.01m)**  
(At widest points) Two skylight windows.



**ENSUITE BATHROOM:**

Luxury white suite comprising dual flush W.C, floating washing hand basin with chrome mixer tap and wooden shelf, chrome heated towel rail, shower cubicle with thermostatic 'rainhead' shower and multi panel PVC, recessed lighting, ceramic tiled floor, skylight window.



**OUTSIDE:**

The property occupies a private site extending to approximately 0.5 acre, approached by a private driveway with automated entrance gates and generous parking to the front, side and rear.

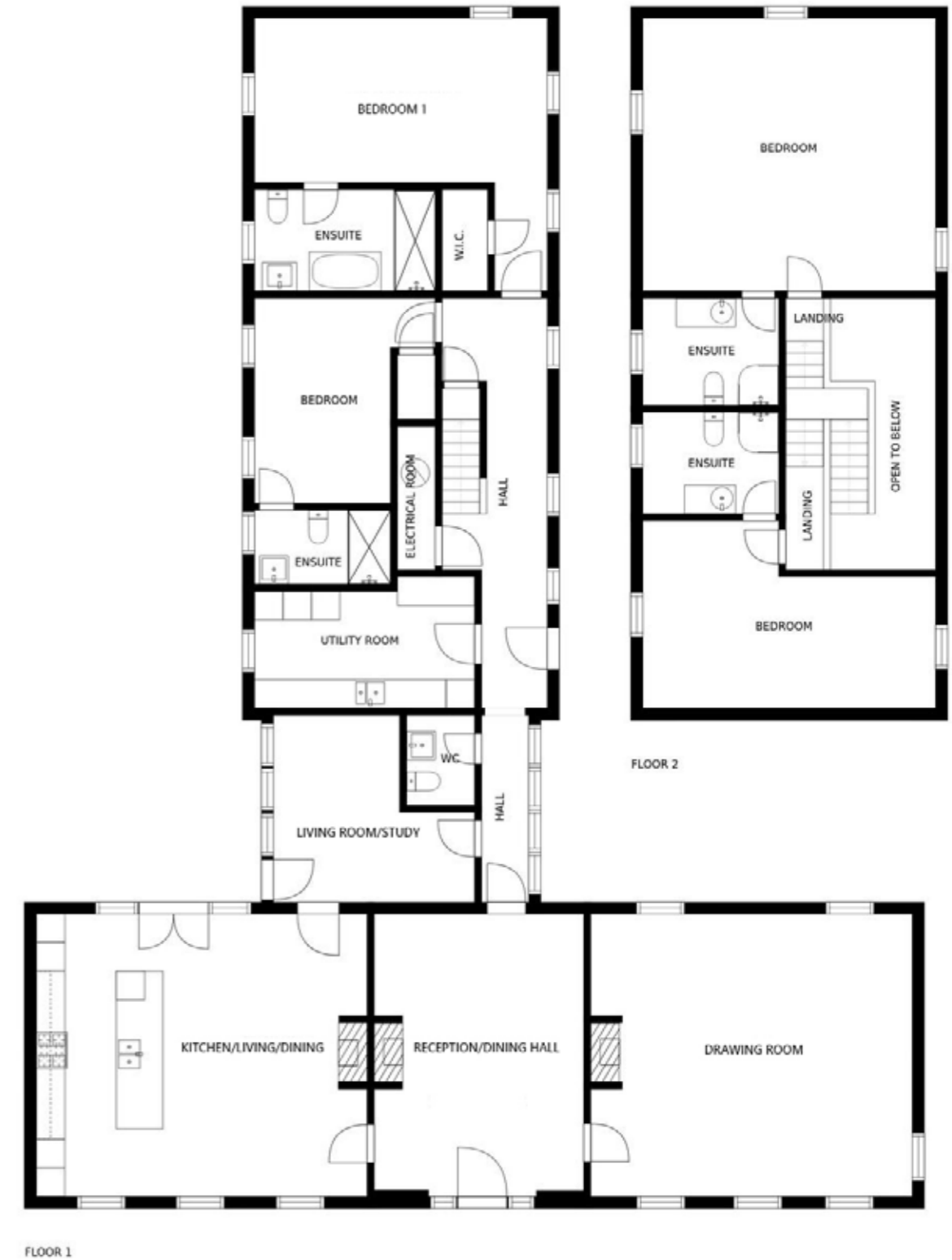
The gardens are laid out in well tended lawns, shrub beds and a private patio area orientated to capture the afternoon and early evening sunlight.

**DETACHED GARAGE:**

**24' 0" x 23' 0" (7.32m x 7.01m)**

Roller door and side service door. Power and light.

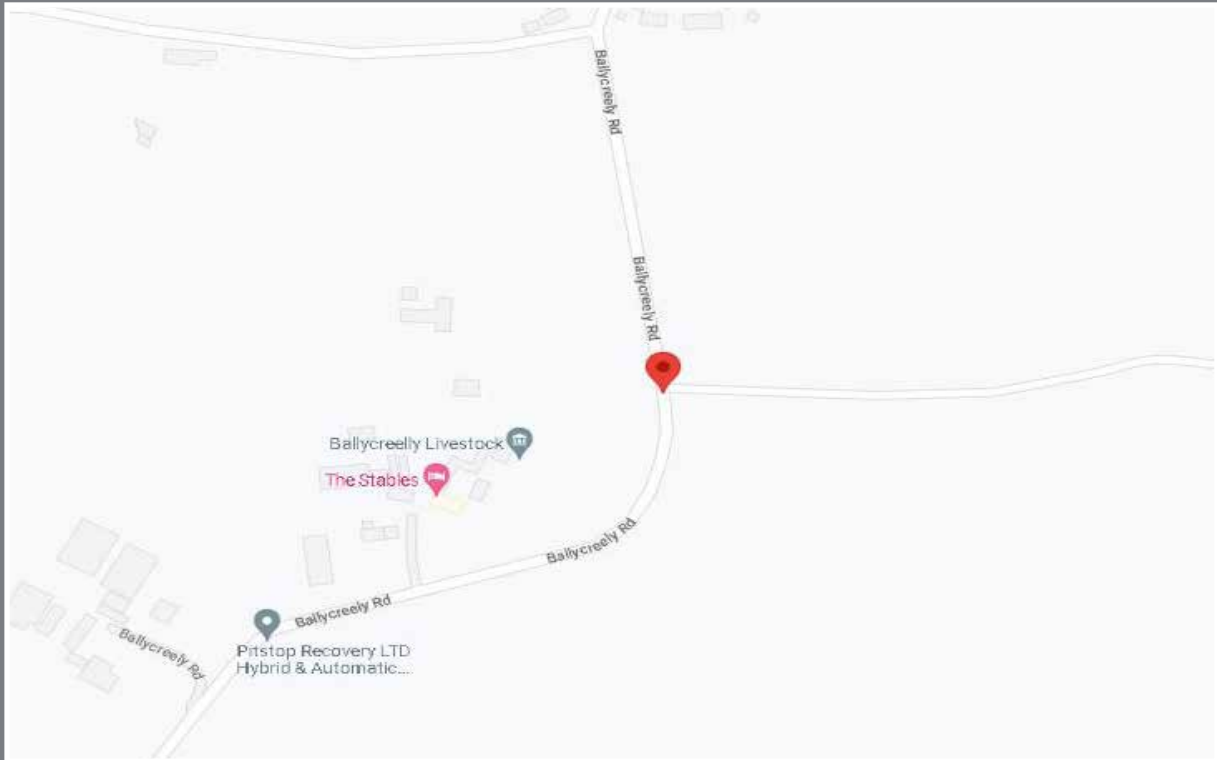




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Location



County Down

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

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REF: ML/J/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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