

simon**BRIEN**
RESIDENTIAL

56 Belfast Road,
Comber, BT23 5QP



Offers Over £310,000

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KEY FEATURES

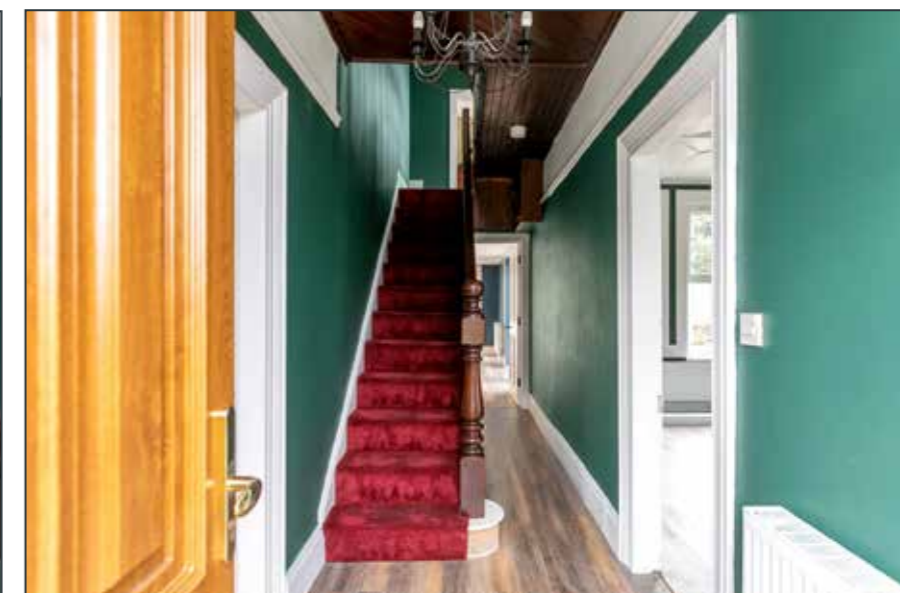
- A deceptively spacious detached villa
- Originally built C.1888, extended and modernised in 2019
- Rewired, re-plumbed, re-plastered, damp proof course installed
- Many appealing period features retained
- Entrance hall
- All-important downstairs cloakroom with feature exposed red brick wall
- Lounge with attractive painted cast iron fireplace surround
- Living room with countryside views
- Large open plan kitchen/ dining room in Navy Shaker style units
- Three good sized bedrooms, bed 1 with access to family bathroom
- Luxury family bathroom in traditional style suite and feature wall original panelling
- Separate utility room with feature exposed red brick wall
- Gravel driveway to side of property
- Gardens to front and rear laid out in lawns, mature trees and large paved patio
- LPG Gas central heating system
- uPVC double glazed windows and rear doors, installed 2020

SUMMARY

A well-presented detached property, originally constructed c.1888, and more recently extended and modernised in 2019 by our client. Upon entry it is immediately apparent that the modernisation and restoration has preserved the best features of the interior whilst providing all modern conveniences, and clearly demonstrating the vendors sharp eye for design.

Deceptive in its proportions, there has been a two storey extension added to the rear, which is not entirely noticeable from the front elevation, retaining the original kerbside appeal of the property from the road, therefore this will be an attractive home for those seeking a period property without the hassle or high costs associated with a restoration.

Located on the Belfast Road, No.56 is ideally positioned on the road offering ease of access into the bustling market town of Comber, with its great selection of independent stores, Tesco supermarket, pubs, thriving coffee house options and primary schools and Nendrum College. East Belfast can be reached in 12-15 mins, and with that, leading Belfast schooling options.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to Entrance Hall.

ENTRANCE HALL:

Polished laminate floor, cloaks storage under stairs, original tongue and groove ceiling.

LOUNGE:

13' 2" x 11' 10" (4.01m x 3.61m)

Attractive painted cast iron fireplace surround, exposed brick inset, slate hearth, open fire, polished wooden floorboards, timber window surrounds, picture rail, original tongue and groove ceiling.





LIVING ROOM:
18' 2" x 9' 11" (5.54m x 3.02m)
 Polished laminate floor, dual aspect, countryside views, wired for wall mounted TV, picture rail, timber window surrounds, original tongue and groove ceiling.



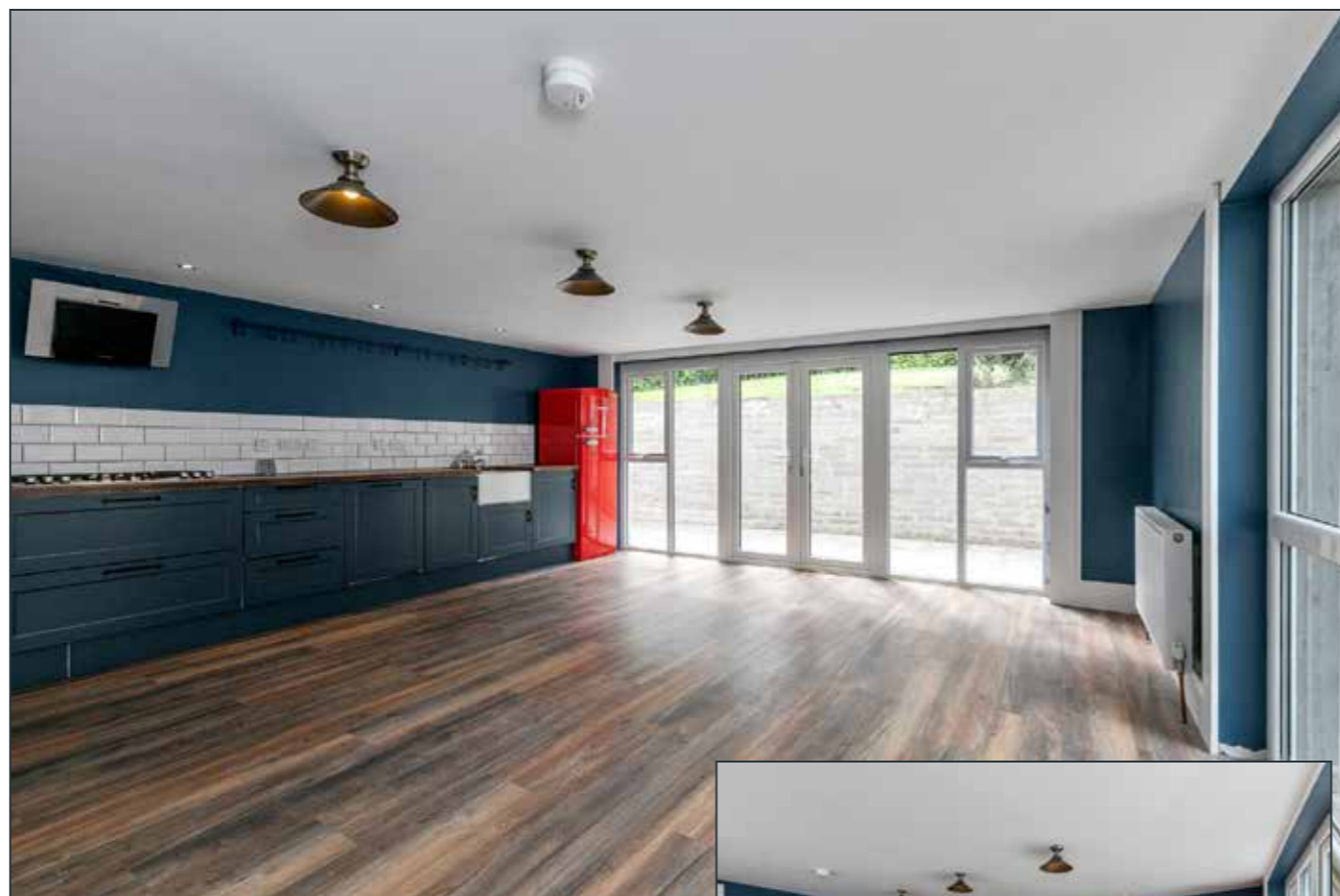
UTILITY ROOM:
8' 3" x 4' 10" (2.51m x 1.47m)
 Exposed red brick wall, plumbed for washing machine, polished laminate floor.

FIRST FLOOR

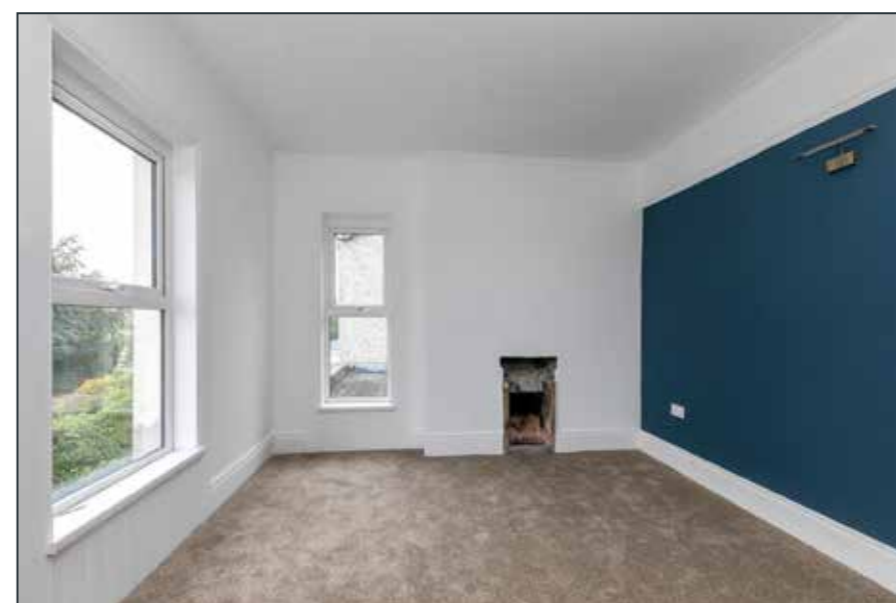
LANDING:
 Original tongue and groove ceiling, countryside views, picture rail on landing.

DELUXE FITTED KITCHEN/DINING ROOM:
18' 5" x 17' 1" (5.61m x 5.21m)

Royal Doulton Belfast sink with mixer taps, range of high and low level Navy shaker style units, solid wood block work surfaces, 6 ring gas hob unit, stainless steel extractor hood, built in oven, integrated dishwasher, recess for fridge freezer, wall tiling, polished laminate floor, LED recessed spotlights, rear wall of windows with uPVC double glazed French doors to rear. uPVC double glazed door to side.



BEDROOM (1):
17' 2" x 12' 6" (5.23m x 3.81m)
 Polished oak floor, wall light points, semi vaulted ceiling, steps up to main family bathroom.



BEDROOM (2):
11' 1" x 10' 9" (3.38m x 3.28m)
 Picture rail, fireplace, countryside views over farmland towards Scrabo Tower, corniced ceiling, wall light points.



BEDROOM (3):
9' 1" x 8' 9" (2.77m x 2.67m)

Countryside views over farmland to Scrabo Tower, corniced ceiling.



BEDROOM (4):
9' 1" x 9' 1" (2.77m x 2.77m)

Picture rail, wall light points, corniced ceiling.

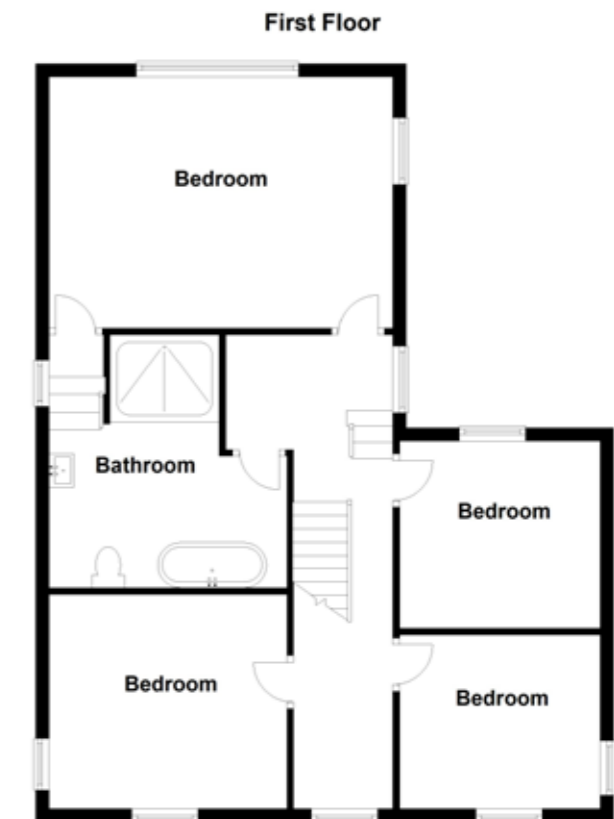
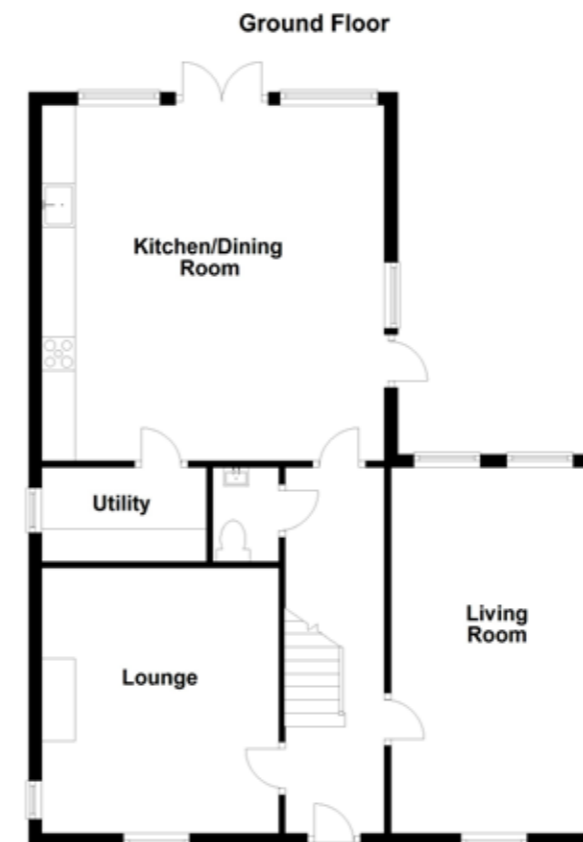


LUXURY FAMILY BATHROOM:

Traditional style white suite comprising: Roll top claw ball foot bath with mixer taps and telephone hand shower over, large walk in shower with thermostatically controlled shower and rain head, vanity sink unit with mixer taps, high flush WC, fully tiled walls, feature tiled floor, wood panelling, towel radiator, part original tongue and groove ceiling, extractor fan.

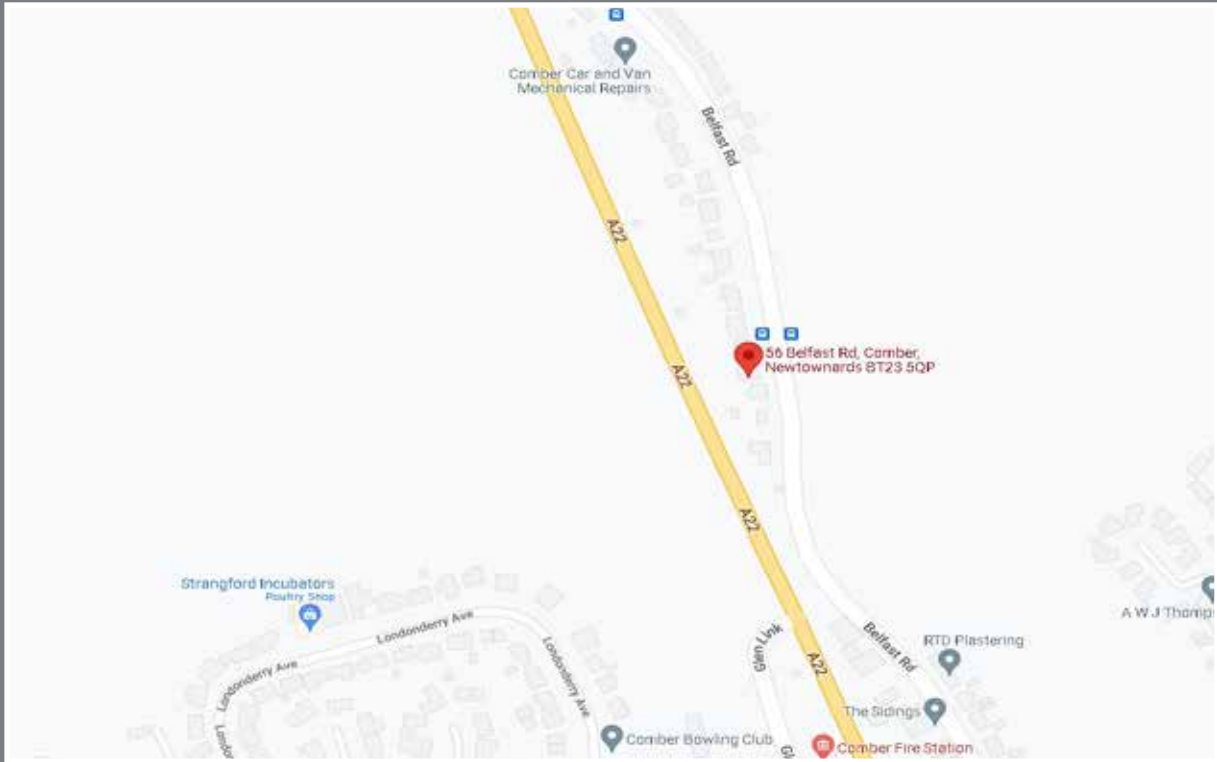


FLOOR PLANS



This plan is for illustrative purposes only, and should not be relied upon.
 Plan produced using PlanUp.

Location



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.



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REF: RO/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	47 E
21-38	F		
1-20	G		

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