



Occupying an elevated position, this handsome detached residence occupies an elevated position affording views across open countryside to Scrabo Tower and with glimpse to Strangford Lough.

Approached by a sweeping concrete driveway, the property is set on extensive gardens extending to approximately 0.8 acres. Internally, the property offers a wealth of accommodation that could be easily adapted to suit the occupier's requirements making it ideal for modern family living. Briefly comprising three generously proportioned reception rooms, bespoke kitchen, home office plus cloaks WC and utility. On the upper floors are four double bedrooms; two of which have an ensuite plus family bathroom. The attic is fully floored and could be utilised as an additional two rooms. The property itself has been well maintained by the current owners and is well presented throughout.

The location offers the best of both worlds; A delightful rural setting yet within close proximity to principal routes to Belfast, Comber, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute but also seeking a quieter, relaxed pace of living. With so much on offer we anticipate strong demand therefore early viewing is advised.

Offers Around
£450,000

Ballyrickard House,
3 Moate Road,
Comber,
BT23 4XA

Viewing by
appointment
through agent
028 9042 4747



- Handsome detached residence occupying an elevated position
- Affords views across open countryside to Scrabo Tower and with glimpse to Strangford Lough
- Wealth of adaptable accommodation - ideal for modern family living
- Sun porch leading to Hallway
- Drawing Room
- Living Room
- Dining Room
- Bespoke kitchen
- Four double bedrooms - Two of which have an ensuite
- Main bathroom with four piece suite
- Floored attic - Could be utilised as an additional two rooms
- Oil fired central heating
- uPVC frame double glazed
- Set on extensive gardens extending to approximately 0.8 acres
- Approached by a sweeping concrete driveway leading to ample parking
- A delightful rural setting yet within close proximity to principal routes to Belfast, Comber, Dundonald, Downpatrick and Newtownards
- Ideal for those wishing to commute but also seeking a quieter, relaxed pace of living

The Property Comprises:

Ground Floor

uPVC front door to . . .

SUN PORCH: 13' 1" x 5' 11" (4m x 1.8m) (at widest points).

Ceramic tiled floor, views across front garden extending to countryside. Glazed inner door to . . .



HALLWAY:



CLOAKS STORE:

DRAWING ROOM: 17' 5" x 14' 9" (5.3m x 4.5m) Attractive marble fireplace with matching inset and hearth, piped for gas, cornice ceiling.



LIVING ROOM: 17' 5" x 11' 2" (5.3m x 3.4m) Dual fuel stove with slate hearth, cornice ceiling, ceiling rose.



DINING ROOM: 17' 1" x 10' 6" (5.2m x 3.2m) uPVC double glazed doors to exterior, cornice ceiling, ceiling rose.



KITCHEN: 17' 5" x 13' 5" (5.3m x 4.1m) Oak Shaker style kitchen with excellent range of high and low level units with matching island incorporating oak dining table, granite drainer, worktops and upstands, stainless steel sink with mixer tap, built-in eye level microwave, Rangemaster Toledo range cooker with six ring gas hob, hotplate, double oven, grill and plate warmer, plumbed for American fridge freezer, ceramic tiled floor.



REAR HALLWAY:

CLOAKROOM: Low flush wc, wall mounted wash hand basin with mixer tap, half tiled walls, meter box.

UTILITY ROOM: 11' 6" x 4' 3" (3.5m x 1.3m) Range of high and low level units, laminate worktops, stainless steel sink unit with drainer and mixer tap, tiled splash back, plumbed for washing machine, space for tumble dryer.

HOME OFFICE: 11' 6" x 9' 10" (3.5m x 3m) Ceramic tiled floor, work bench with tiled splash back, Mira Vie electric shower unit, ceramic tiled floor.



First Floor

LANDING: Linen cupboard/hotpress with lagged copper cylinder with light.



GUEST/BEDROOM (4): 14' 9" x 8' 10" (4.5m x 2.7m) Built-in robe with mirrored sliding door.



BATHROOM: Luxury four piece white suite comprising corner bath with jacuzzi body jets and mixer tap, shower enclosure with Aqualisa Aquastream electric shower unit, vanity unit with wash hand basin with mixer tap and low level drawer, mirror, low flush wc, bidet.



BEDROOM (1): 17' 5" x 15' 5" (5.3m x 4.7m)

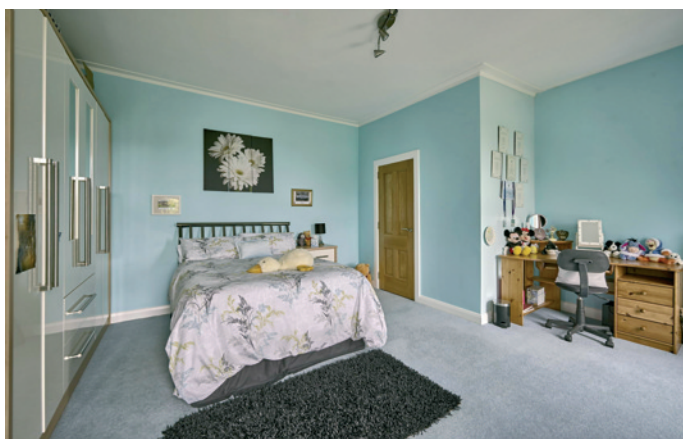
ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Mira Sport electric shower unit, wall mounted wash hand basin with mixer tap, low flush wc, fully tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 15' 1" x 14' 1" (4.6m x 4.3m) Double built-in robe with mirrored sliding doors.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Mira Sport electric shower unit, low flush wc, wash hand basin with low level cupboard, fully tiled walls, shaver point, pine tongue and groove ceiling, fully tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (3): 15' 1" x 10' 6" (4.6m x 3.2m) Built-in robe with mirrored sliding doors.



ATTIC ROOM (1): 17' 5" x 13' 9" (5.3m x 4.2m) With light.

ATTIC ROOM (2): 17' 9" x 14' 9" (5.4m x 4.5m) With light.



Outside

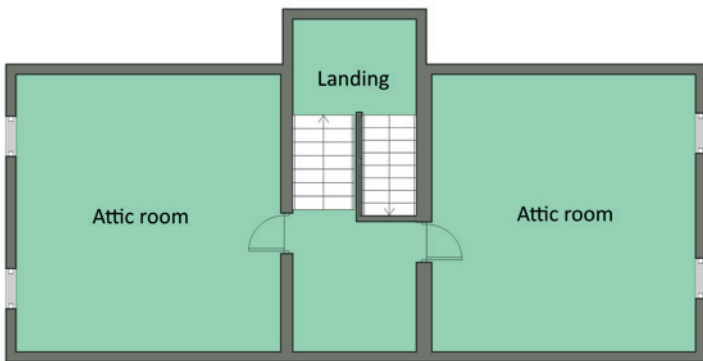
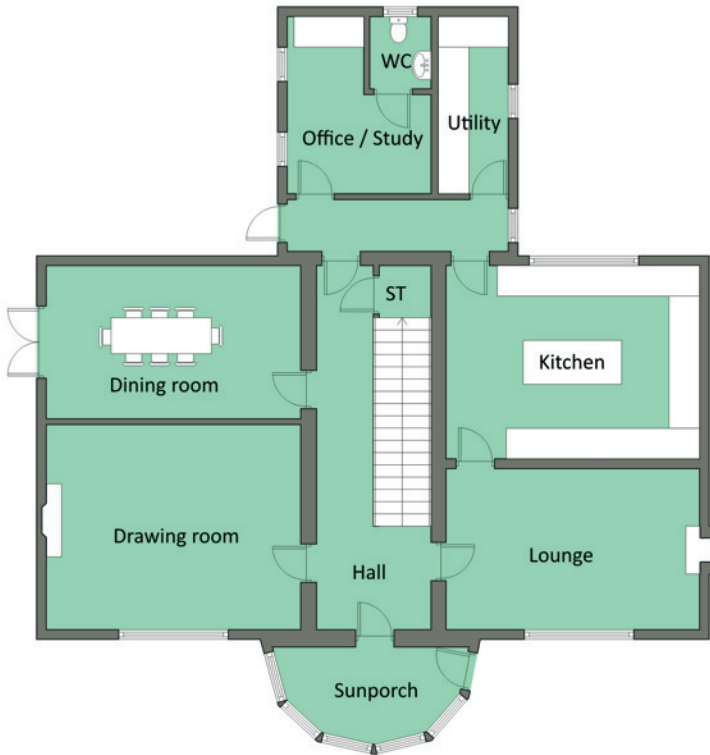
Sweeping concrete driveway leading to ample parking. Set on extensive gardens extending to 0.8 of an acre. Raised paved patio terrace overlooking garden in lawn with views across open countryside, outside tap and light.



Location:

Travelling from Comber to Newtownards along the A21 carriageway, turn left onto Moate Road.

*There are 2 entrances into 3 Moate Road - From Moate Road itself or directly from the Newtownards carriageway (This entrance is where the for sale board is placed).



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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