



Constructed in 2018, this immaculate contemporary detached family home offers excellent accommodation extending to just over circa 2,400 sqft.

The bright and airy accommodation comprises four double bedrooms, well proportioned lounge and well-appointed kitchen, open plan to both dining and sitting areas making it an ideal focal point for contemporary living.

Complementing the generous internal space is a sizable, fully enclosed rear garden, which backs onto Moat Park. In addition the property benefits from a detached garage and gated paviour driveway parking for several cars.

Ideally located within walking distance of local shops and restaurants, and a short drive to Ballyhackanore Village, Stormont Estate and Ulster Hospital.

Offers Over  
£445,000

104 Comber Road,  
Dundonald,  
BT16 2AG

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Contemporary detached family home extending to circa 2,400 sqft
- Spacious lounge with wood burning stove
- Luxury fitted kitchen with range of integrated appliances and large centre island
- Casual dining area open plan to sunroom, leading to garden
- Four double bedrooms, principle with ensuite and dressing room
- Family bathroom plus additional shower in second floor/Ground floor WC
- Second floor utility room plus generous storage cupboards
- Gas fired central heating/Double glazing
- Detached garage plus generous electric gated driveway parking
- Impressive rear garden in lawn with extended patio seating area



The Property Comprises:

### Ground Floor

Composite front door with glazed panels and side lights.

RECEPTION HALL: Ceramic tiled floor.

CLOAKROOM: Low flush WC, pedestal wash hand basin with feature, tiled splashback.

Ceramic tiled floor. Access to under stairs storage cupboard.



LIVING ROOM: 17' 11" x 15' 6" (5.46m x 4.72m) (into bay) Herringbone flooring. Cast-iron multi-fuel stove with slate hearth and feature tiling.



KITCHEN: 18' 11" x 17' 11" (5.77m x 5.46m) Modern range of high and low level units including island with breakfast bar area, wine cooler and wine rack. Quartz work surfaces with stainless steel sink unit. Integrated four ring gas hob, Quartz splashback, matching double oven. Fridge, freezer, dishwasher. Ceramic tiled floor. Open plan to dining area. Arch to:



FAMILY /SUN ROOM: 12' 0" x 11' 5" (3.66m x 3.48m) Ceramic tiled floor, low voltage spotlights, french doors to garden.



First Floor

PRINCIPAL BEDROOM: 17' 11" x 10' 4" (5.46m x 3.15m) (plus entrance area) French doors to "Juliet" balcony.

DRESSING ROOM: 8' 2" x 7' 1" (2.49m x 2.16m)

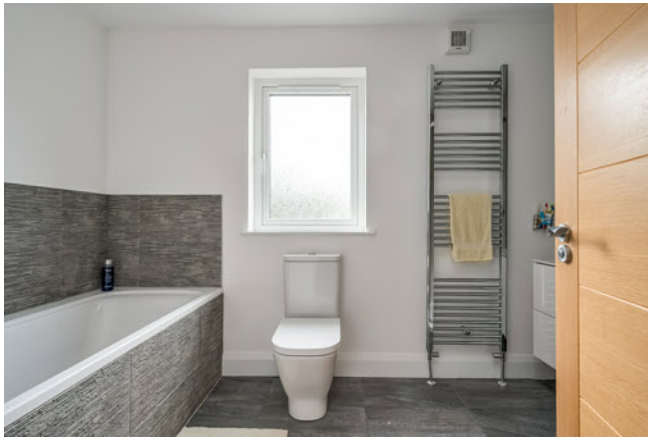
ENSUITE SHOWER ROOM: Comprising tiled corner shower cubicle with "rain" head and additional telephone hand shower. Low flush WC, wash hand basin with mixer tap and storage underneath. Part tiled walls, ceramic tiled floor, chrome heated towel rail.



BEDROOM (2): 17' 11" x 11' 6" (5.46m x 3.51m) (At widest points)



BATHROOM: White suite comprising, panelled bath with mixer tap, low flush WC, wash hand basin with storage underneath. Chrome heated towel rail. Separate corner shower cubicle with "rain" head and additional telephone hand shower.



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## Second Floor

BEDROOM (3): 13' 9" x 11' 1" (4.19m x 3.38m)



LAUNDRY/UTILITY ROOM: 7' 4" x 6' 0" (2.24m x 1.83m) (At widest points) Single drainer stainless steel sink unit. Built-in cupboards. Plumbed for washing machine, space for tumble dryer, extractor fan. Velux.



.SHOWER ROOM: Fully tiled, corner shower cubicle with "rain" head and telephone hand shower, low flush WC, pedestal wash hand basin. Chrome heated towel rail, ceramic tiled floor. Velux window.



BEDROOM (4): 18' 6" x 7' 9" (5.64m x 2.36m)



#### Outside

Electric gates to front with off-street parking for several vehicles. Garden in lawn. Timber gate to side, leading to further parking area and...

DETACHED GARAGE: Roller shutter door.

REAR: Extensive garden in lawn with feature paved patio, seating area and boundary fencing.



**Location:**

Heading countrybound on Upper Newtownards Road, turn right after Stormont (and before Ulster Hospital) into Comber Road. Go through shopping area and East Link Road junction/lights, property is on left hand side.

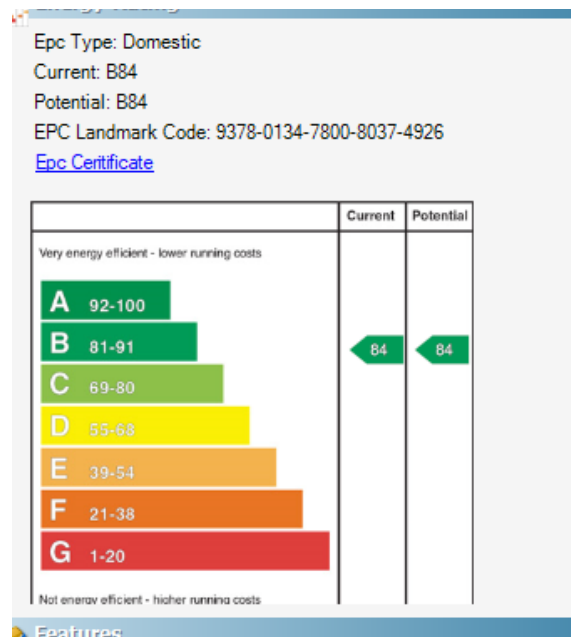
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