

028 9187 8956

Tim Martin
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Estate Agent of the Year
Northern Ireland 2016

CELEBRATING 30 YEARS IN BUSINESS



**'Rossenara', 5 Londonderry Avenue,
Comber, BT23 5ES**

OFFERS
AROUND

£325,000

Undoubtedly one of the finest period homes in Comber, located just off Londonderry Avenue, which was built shortly after the turn of the 20th Century, by the Andrews family, for the Mill Manager and his family.

Exuding character and charm of its era, the property still retains many of the original features, including stained glass windows, pitch pine panelling, cornice ceiling, Victorian mosaic tiling and old chimney pieces yet boasts a contemporary twist with a luxury integrated kitchen, deluxe sanitary ware, modern pressurised water system, gas fired central heating and recently installed triple glazing.

The accommodation includes two spacious reception rooms, farmhouse sized kitchen, original fitted cloak room and laundry room, four bedrooms, including master bedroom en suite and principal bathroom at first floor level, with a fifth bedroom and store room at second floor level. Beautifully maintained and enclosed gardens surround the residence and provide superb entertainment space for the family with fantastic views over Scrabo Tower and the surrounding countryside.

The property is perfectly located within walking distance of Comber square and the local primary and secondary schools. With ease of access onto the Comber by-pass, Newtownards, Dundonald, Ulster Hospital, George Best City Airport and Belfast city centre all remain convenient for the commuter.

27 Castle Street, Comber, Co Down BT23 5DY

Email: info@timmartin.co.uk

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ACCOMMODATION

OPEN ENTRANCE PORCH

With leaded and stained glass panels; Victorian mosaic tiled floor.

ENTRANCE HALL

Corniced ceiling; Victorian mosaic tiled floor with mat recess; leaded and stained glass pannelled door and matching side lights to reception hall.



CLOAKROOM 2.49m (8'2) x 2.36m (7'9)

Wall mounted wash hand basin; painted tongue and groove pannelled walls and original pitch pine tongue and groove ceiling; coat hooks; quarry tiled floor; access to:-



SEPARATE WC 2.36m (7'9) x .89m (2'11)

'Shanks' white 'Thunder Box' wc; painted tongue and groove walls and pitch pine panelled ceiling; quarry tiled floor.

RECEPTION HALL

Corniced ceiling; walk-in storage cupboard under stairs with fitted shelf.

LAUNDRY ROOM 3.58m (11'9) x 1.37m (4'6)

Single drainer stainless steel sink unit with mixer taps; recessed in formica worktop with cupboards under; space and plumbing for washing machine and tumble dryer; quarry tiled floor.

DRAWING ROOM 5.56m (18'3) x 4.85m (15'11) max measurements - including bay window

Edwardian tiled fireplace with carved mahogany chimney piece including built-in display cupboard with bevelled glass panels and fitted display shelves; 'Olymbery!' cast iron stove on tiled hearth; fitted picture rail and corniced ceiling; television aerial point and telephone jack point.



DINING ROOM

5.56m (18'3) x 4.85m (15'11)

max measurements - including bay window

Edwardian tiled fireplace with oak carved chimney piece with matching mantle and display shelves; tiled hearth; fitted picture rail and corniced ceiling; television aerial point and telephone jack point.



KITCHEN 5.54m (18'2) x 4.24m (13'11)

Glazed Belfast sink with chrome swan neck mixer taps; recessed in formica worktops; extensive range of painted finish eye and floor level cupboards and drawers with matching glazed display cupboards and hardwood turned handles; 'Range Master' gas range cooker with twin ovens; grill oven and warming drawer; six ring gas hob; stainless steel canopy over with integrated extractor unit and light; 'Electrolux' dishwasher; 'Electrolux' fridge; 'Cooke and Lewis' freezer; halogen lighting; white oak solid wood floor; television aerial point.



FIRST FLOOR

Landing with corniced ceiling.



BEDROOM 1 3.94m (12'11) x 3.61m (11'10)

Fitted picture rail and corniced ceiling; television jack point.

MASTER BEDROOM 4.85m (15'11) x 3.86m (12'8) min measurements

Fitted picture rail and corniced ceiling; telephone and television aerial jack points.

EN SUITE SHOWER ROOM

'Laufen Pro' white suite comprising corner shower cubicle with chrome adjustable, thermostatically controlled shower and frameless sliding shower doors; wall mounted wash hand basin with chrome mono mixer taps and twin halogen lights over; close coupled wc; full porcelain tiled walls and matching tiled floor; halogen lighting.



BEDROOM 3 4.88m (16'0) x 4.37m (14'4)

Fitted picture rail and corniced ceiling; telephone and television aerial jack points.

BEDROOM 4 3.25m (10'8) x 2.92m (9'7)

Hotpress with 'Duplex Tribune' pressurised hot water cylinder; telephone jack point.





PRINCIPAL BATHROOM 4.17m (13'8) x 2.18m (7'2)
 Stunning white suite comprising Victorian roll top bath on embossed cast iron feet; chrome taps; 'Adelphi' pedestal wash hand basin with chrome taps and halogen vanity light over; close coupled wc; large shower cubicle with 'Azur' thermostatically controlled shower with over head rose and frameless shower doors and side panel; painted tongue and groove panelling to dado rail; halogen lighting; ceramic tiled floor.

SECOND FLOOR / LANDING Access to eaves storage.

BEDROOM 5 4.34m (14'3) x 3.66m (12'0)

Access to eaves storage; halogen ceiling lighting.

STORE ROOM 3.94m (12'11) x 3.61m (11'10)

Halogen ceiling light.

OUTSIDE Spacious pebbled parking area to front.

GARDENS

Fully enclosed front, side and rear gardens laid out in lawn and planted with mature Chestnut, Larch and Scots Pine trees; fully enclosed separate patio area laid down to grass and decorative pebbles providing privacy and excellent entertaining space for all to enjoy on those summer evenings; outside water tap and lights; fantastic views over Comber Bowling Club, Scrabo Tower and the surrounding County Down countryside.



VIEWING
 By Appointment with Agent



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