

RODGERS & BROWNE



49 Castle Espie Road, Comber
Lisbane, BT23 5NG

offers over £375,000

SALE AGREED



The Owners' Perspective...

"We have enjoyed the peace and quiet of the County Down countryside in an Area of Outstanding Natural Beauty, with the rolling drumlins on our doorstep.

The setting of the house with its modernised internal layout and private back garden have provided us with many perfect family events and BBQs.

The birdlife in the hedgerows is fascinating to watch, and of course, we have made extensive use of Castle Espie Centre which is only a short stroll away.

Come and enjoy it!"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Sunroom



Drawing room



Sunroom

The facts you need to know...

Deceptively spacious detached bungalow set on approximately 0.5 acre, well laid out in shrubs, small trees and lawns

Modern internal layout with drawing room, sunroom each with views to the surrounding countryside

Beautiful kitchen and casual dining with access to decking area

Four bedrooms, main bedroom with ensuite shower room and access to decking area

Luxury Villeroy & Boch bathroom suite

Double detached matching garage

Oil fired central heating with the added benefit of a multi fuel burning stove, linked to heating system

Alarm system with a 3 camera CCTV system

PVC double glazing

light oak doors throughout with matching architraves and skirting boards

Castle Espie Wetland Centre is located just a ten minute walk away, Lisbarnett House, Garage, Convenience Store, Tearooms, Pharmacy and Health Centre are five minutes away within Lisbane

15 minute drive to hospitals and offices in Dundonald and East Belfast

The double garage has cavity walls and could be converted into a separate Annex if required (Subject to the relevant permissions)

Pumped hot and cold water system

The original house was built in 1998 and refurbished and extended in 2009

A superb number of amenities are close to hand including the renowned Killinchy primary school with the school bus passing the door, and in Lisbane Village there are school bus connections to Belfast, Newtownards and County Down schools.

Ideally located to access Killinchy, Balloo, Comber and arterial routes linking Belfast



Stunning kitchen with casual dining area



Casual dining area



Bedroom four

The property comprises...

GROUND FLOOR

Paneled door with glazed side lights to...

ENTRANCE HALL

Tiled and solid oak flooring. Double doors to cloakroom. Hotpress with insulated copper cylinder and shelving. Access to roofspace via Slingsby style ladder, and partly floored.

DRAWING ROOM

17' 5" x 12' 1" (5.31m x 3.68m)
Marble fireplace with ornate brass inset and gas fire, marble tiled hearth. French doors to:

SUNROOM

21' 11" x 12' 1" (6.68m x 3.68m)
Vaulted ceiling, ceramic tiled floor, multi fuel burning stove and boiler linked to heating system with slate hearth, low voltage lighting, four double glazed Velux windows, superb views of the garden and countryside. Archway to:

STUNNING KITCHEN WITH CASUAL DINING AREA

29' 6" x 14' 8" (at widest points) (8.99m x 4.47m)
Solid wood kitchen with a range of high and low level units and displays, under unit lighting, double thickness granite worktops with bull nose corners, Britannia four ring gas top with a gas chef plate and double electric double oven below, integrated Baumatic tumble dryer, Bosch integrated dishwasher, Bosch integrated washing machine, space for American fridge freezer, ceramic tiled floor, partly tiled walls, pelmet lighting, over mantle with concealed lighting, kick board lighting and kickboard electric fan heater, low voltage lighting, breakfast bar, one and a half sink unit with mixer taps. Larder unit with extensive shelving and granite worktop and separate pull out shelved larder. Access to large Decking area.



Main bedroom

MAIN BEDROOM

14' 3" x 11' 1" (4.34m x 3.38m)

Including extensive range of built-in wardrobes, vanity unit, bedside cabinets with over storage. French doors to Decking area.

LUXURY ENSUITE SHOWER ROOM

Fully tiled shower cubicle and telephone hand shower, low flush wc, inset wash hand basin with mixer taps set on a floating unit, ceramic tiled floor, fully tiled walls, low voltage lighting.

BEDROOM (2)

12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM (3)

12' 0" x 9' 3" (3.66m x 2.82m)

BEDROOM (4)

13' 1" x 7' 10" (3.99m x 2.39m)

Plus built-in wardrobe.

LUXURY BATHROOM

10' 11" x 7' 11" (3.33m x 2.41m)

Contemporary Villeroy & Boch suite comprising jet bath with telephone hand shower, low flush wc, half pedestal sink unit and mixer tap, fully tiled shower cubicle with 7 outlet Hansgrohe pressure jets and telephone hand shower, chrome towel radiator, fully tiled walls, ceramic tiled floor.

Outside

DOUBLE DETACHED MATCHING GARAGE

21' 11" x 18' 7" (6.68m x 5.66m)

Twin up and over doors, light and power. Oil fired central heating boiler. PVC oil tank, outside lighting and outside tap.

GARDENS

Extensive raised decking area with steps to the gardens surrounding the house Laid in lawns with mature boundaries, flowerbeds and sitting areas secured by metal gates.

Tarmac driveway with parking for four plus cars accessed via wrought iron electric gates.



Luxury ensuite shower room



Bedroom two



Luxury bathroom



Bedroom three

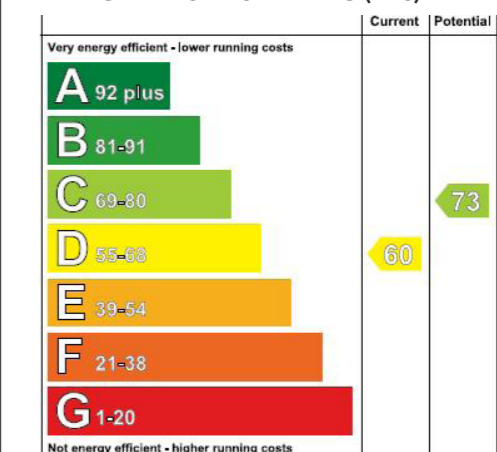
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Long Leasehold 900 years, 5p per annum if demanded

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is £1,763.32

VIEWING

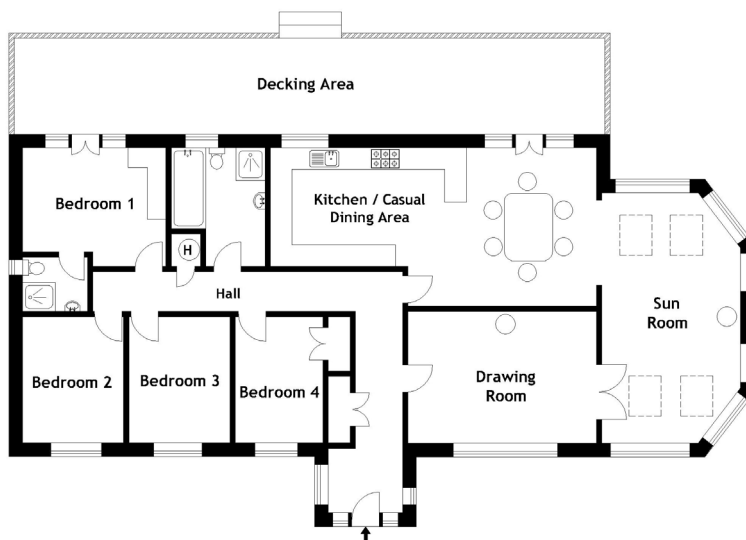
By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Killinchy Road towards Lisbane turn left at Lisbane opposite convenience store onto Quarry Road. Castle Espie Road is situated on your left hand side with No. 49 being on the left.



49 Castle Espie Road, Comber Approx. Gross Internal Area 1,800 Sq.Ft



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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&
BROWNE**

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