



**56 Quarry Road**  
A4 4pp Brochure

**collaborate**  
studio / workspace

Queens Quarter  
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2 contemporary detached homes located off Quarry Road and boast views of Strangford Lough.

Close at hand Comber Town Centre with its many shops & cafés, a delightful range of shoreline and country walks & Belfast City Centre for the Commuter.

### Specification

#### KITCHENS & UTILITY ROOMS

- Choice of high quality units to include door, granite worktop and handles.
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Washing machine and Tumble dryer in utility room.
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

#### ENSUITES & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Recessed down lighters to ceilings

#### FLOOR COVERINGS & TILING

- Tiled floors to kitchen/dining areas, ensuites and WC
- Full height tiling to shower enclosures
- A choice of carpet is provided for the lounge, stairs/landing and all bedrooms.

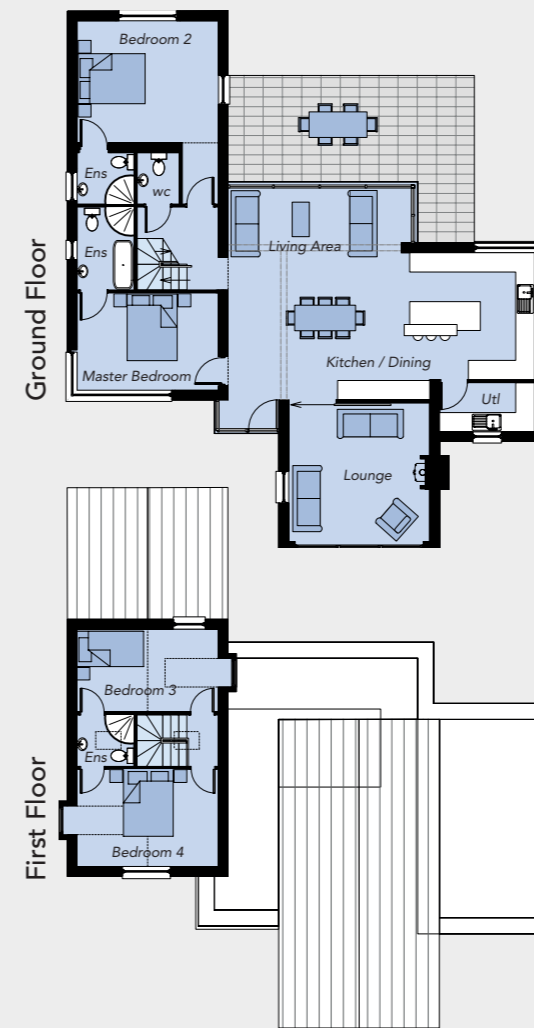
#### INTERNAL FEATURES

- Internally decorated, walls and ceilings painted
- Wooden internal doors with quality brushed steel ironmongery
- Option of wood burning stove or gas fire.
- Mains supply smoke detectors
- Wiring for future satellite point

- Oil fired central heating system with high-efficiency boiler and tank.
- A generous provision of power points is provided throughout the house - this includes feature down lighting throughout the ground floor
- Television points are provided in all bedrooms with a telephone point installed beside the lounge TV point
- Ventilation/extractor fans are fitted in the kitchen, ensuites and WC
- Sound proofing to bedrooms, bathroom and between ground and first floor
- Fitted wired alarm

#### EXTERNAL FEATURES

- All gardens top soiled and seeded
- Brick pavior/tarmac driveway
- Brick pavior/flagged patio area to rear of sunroom
- Grey U-PVC double glazed lockable windows
- Modern composite front door
- Outside water tap
- 1.8m high close boarded timber fencing to side and rear of garden
- Feature external lighting to front & back door
- Garage with automated roller shutter door, internal light and power point
- Property also is covered by 10 Year Global Home Warranty insurance policy



| Ground Floor   |              |                |
|----------------|--------------|----------------|
| ENTRANCE HALL  |              |                |
| KITCHEN/DINING | 7.67 x 3.27m | 25'2" x 10'9"  |
| LIVING AREA    | 6.29 x 1.67m | 20'7" x 5'6"   |
| UTILITY ROOM   | 2.97 x 1.53m | 9'9" x 5'0"    |
| LOUNGE         | 4.40 x 4.32m | 14'5" x 14'2"  |
| WC             | 1.60 x 1.31m | 5'3" x 4'3"    |
| MASTER BEDROOM | 4.56 x 3.02m | 14'12" x 9'11" |
| ENSUITE        | 2.58 x 1.67m | 8'5" x 5'6"    |
| BEDROOM 2      | 4.40 x 3.80m | 14'5" x 12'6"  |
| ENSUITE        | 1.77 x 1.60m | 5'10" x 5'3"   |

| First Floor |              |               |
|-------------|--------------|---------------|
| BEDROOM 3   | 4.40 x 3.02m | 14'5" x 9'11" |
| BEDROOM 4   | 4.40 x 2.43m | 14'5" x 7'12" |
| ENSUITE     | 1.75 x 1.67m | 5'9" x 5'6"   |





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