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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
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**15b Straiddorn Green**  
**Comber, BT23 5DQ**

OFFERS  
AROUND

**£79,950**

A tastefully presented first floor apartment situated in this popular residential area situated within walking distance of the town centre, primary and secondary schools, doctor's surgery and public library.

The property includes a lounge, integrated kitchen, two bedrooms and a bathroom. Private parking for two cars is situated to the side of the apartment.

The property is realistically priced and is ideal for the first time buyer and /or investor alike.

- Gas Fired Heating
- Double Glazing
- Wood Laminate Floors
- 2 Bedrooms
- Ample Parking
- Tasteful Décor
- Walking Distance to Town Centre & Schools
- Commuting Distance to Belfast, Dundonald & Newtownards

## ACCOMMODATION

### ENTRANCE HALL

Stairs to first floor.

### FIRST FLOOR

### LANDING

### LOUNGE 4.06m (13'4) x 3.45m (11'4)

Hardwood fireplace with electric fire; wood laminate floor; tv aerial connection point; built in storage cupboard.



### KITCHEN

1½ single drainer stainless steel sink unit with chrome mono mixer tap; range of laminate eye and floor level cupboards and drawers; Formica worktops; integrated Candy electric under oven and 4 ring ceramic hob; stainless steel extractor unit and light over; plumbed and space for washing machine; ceramic tiled floor & walls.



### BEDROOM 1 3.58m (11'9) x 3m (9'10)

Wood laminate floor; double built in wardrobes; radiator cover.





**BEDROOM 2** 3.02m (9'11) x 2.24m (7'4)  
Wood laminate floor.



**SHOWER ROOM** 1.98m (6'6) x 1.96m (6'5)  
White suite comprising tiled shower cubicle with Triton Alicante electric shower; pedestal wash hand basin; close couple wc; fully tiled walls and floor; painted tongue and groove ceiling.

## OUTSIDE

Ample brick pavia parking to side. Enclosed yard to rear with small store.

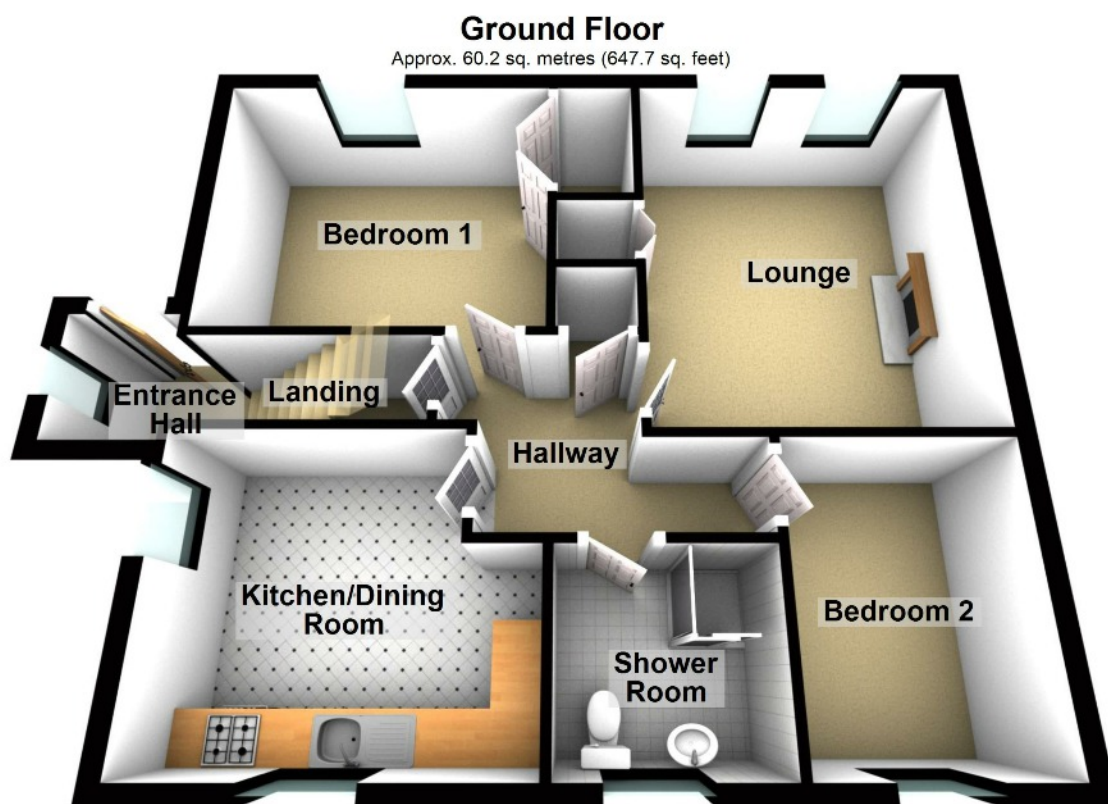


## CAPITAL/RATEABLE VALUE

£65,000

## RATES PAYABLE

£521.30 per annum

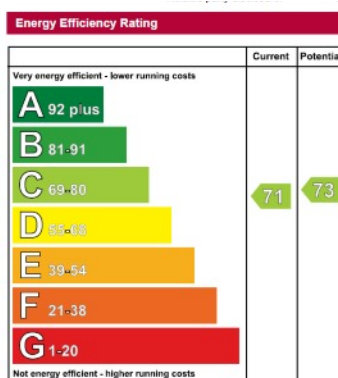


Total area: approx. 60.2 sq. metres (647.7 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

## 15b Straiddorn Green, Comber



### VIEWING

By Appointment with Agent



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**RICS**