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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



25 Copeland Crescent
Comber, BT23 5HZ

OFFERS
AROUND

£185,000

A tastefully presented detached bungalow situated in this popular residential development. The property includes a detached garage and large landscaped gardens to rear with a delightful lily pond.

The property includes 1½ receptions, a bedroom, kitchen and bathroom and is fitted with oil fired central heating and double glazing.

Situated within walking distance of the town centre, Doctor's Surgery, public library and transport, this is an ideal home for those wishing to down size or equally suitable as a family home.

- Detached Bungalow
- 3 Bedrooms
- Double Glazing
- Oil Fired Central Heating
- Detached Garage
- Bitmac Drive
- Double Glazing
- Convenient to the Town Centre

ACCOMMODATION

ENTRANCE HALL

Maple wood tongue and groove floor;
telephone connection point; wall light.

LOUNGE 5.16m (16'11) x 3.33m (10'11)

Tv aerial connection point.



L-SHAPED KITCHEN/DINER 6.48m (21'3) x 2.82m (9'3) (Max Measurements)

Double drainer stainless steel sink unit; range of laminate eye and floor level cupboards and drawers; Formica worktops; plumbed for washing machine; florescent light; part maple tongue and groove floor; sliding patio door and side panel to rear garden; extractor fan; part tiled walls; tv aerial connection point.



BEDROOM 1 2.87m (9'5) x 2.11m (6'11)

Built in wardrobe.

BEDROOM 2 3.35m (11'0) x 2.9m (9'6)

Built in high level cupboards.



BEDROOM 3 3.63m (11'11) x 3.02m (9'11)

2 double built in wardrobes with louvred doors; matching dressing table with fitted drawers; shelf and mirror over.

BATHROOM 2.69m (8'10) x 2.13m (7')

White suite comprising panelled bath with thermostatically controlled shower over; pedestal wash hand basin; low flush wc; part tiled walls; PVC tiled floor; hotpress with insulated copper cylinder and Willis type immersion heater.



OUTSIDE

Double wrought iron gates and Bitmac drive leading to:-

DETACHED GARAGE 6.53m (21'5) x 3.07m (10'1)

Up and over door; florescent light and power points; Warmflow oil fired boiler.

GARDENS

Gardens in front laid out to lawns and planted with a selection of shrubs including Azaleas, Fushia, Forrest Flame & Cotoneaster providing good colour and interest.

Delightful spacious rear gardens laid out in rolling lawns and landscaped with well stocked beds of ornamental flowering shrubs. An alpine rockery partially enclosed with crazy paved path overlooks a lily pond stocked with goldfish. Scots pine and weeping birch are a pleasing feature. Immediately to the rear of the residence is a spacious flagged patio area with matching path leading under a rustic pergola to the wooden summerhouse and aluminium glass house with second flagged patio between.



LEASEHOLD

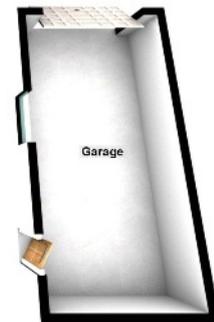
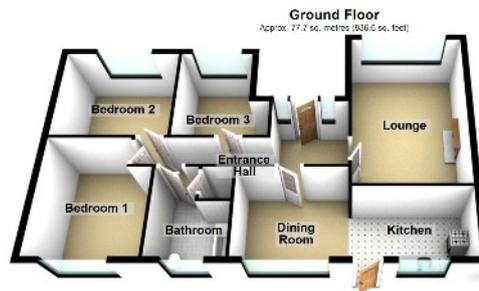
£30.00 per annum

CAPITAL/RATEABLE VALUE

£140,000

RATES PAYABLE

£1122.80 per annum (approx)



Total area: approx. 77.7 sq. metres (836.6 sq. feet)
For a complete property guide, visit us on the energy site. See floor plans for details of the workable area. Floor plan, all measurements, are approximate and no responsibility is taken for any errors, omissions or measurement that may occur during the sale.

25 Copeland Crescent, Comber

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		61
E	39-54	41	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			



VIEWING

By Appointment with Agent



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