

Tim Martin
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22 Glen Park
Comber
BT23 5RQ

Offers Over
£152,500

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SUMMARY

A most impressive semi-detached property, situated in this popular residential area, within walking distance of Comber's bustling town square and the local primary and secondary schools.

The property is perfect for the first time buyer, young couple or family and is fitted with gas fired central heating and uPVC double glazing. The spacious accommodation comprises of a lounge with wood burning stove, which opens through to a dining area and sunroom, fitted kitchen, three excellent sized bedrooms and a modern fitted bathroom. Outside, a spacious driveway leads to the covered car port and detached garage, which enjoys a utility area and separate WC. Fully enclosed and easily maintained gardens are located to the rear and enjoy a pleasing rural outlook.

Comber is becoming an increasingly popular area to reside, with its wealth of local boutiques, coffee shops and restaurants, whilst remaining close to Newtownards, Ballyhackamore and Belfast city centre. The Comber Greenway is also close at hand, providing excellent walks and cycles, for all ages.

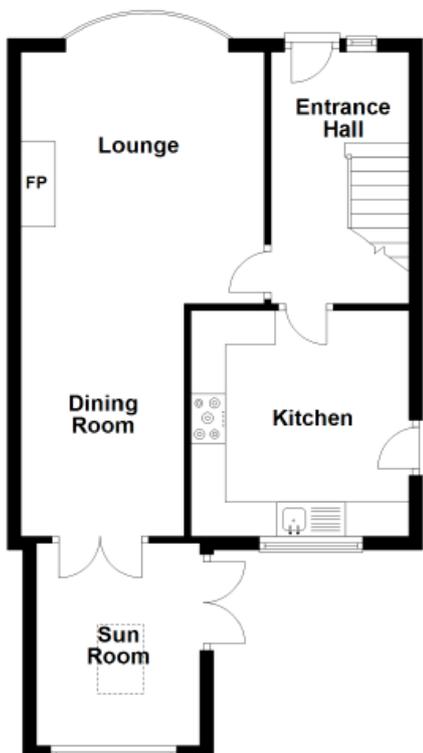
FEATURES

- Modern & Well Presented Semi Detached Property
- Close to Comber Town Square & Local Schools
- Perfect for First Time Buyer or Young Family
- Spacious Lounge With Wood Burning Stove
- Dining Area Opening Through to Sunroom



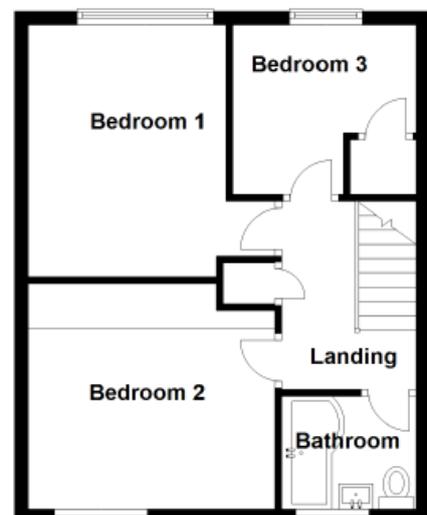
Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



ENTRANCE HALL

Glazed PVC entrance door; wood laminate floor; under stairs storage cupboard.



LOUNGE 5.46m (17'11) x 3.51m (11'6)

Beautiful cast iron style fireplace with Stovax multi fuel stove on granite hearth; modern fire surround; wood laminate floor; open through to:

DINING ROOM 3.4m (11'2) x 2.34m (7'8)

Wood laminate floor; glazed double doors through to:



SUNROOM 2.92m (9'7) x 2.34m (7'8)

Tiled floor; glazed PVC doors to rear; recessed spotlights.



KITCHEN 3.28m (10'9) x 3.15m (10'4)

Excellent range of oak wood laminate high and low level cupboards and drawers with matching leaded glass display cupboards incorporating 1½ twin stainless steel sink unit with mixer tap; integrated Bosch electric double oven/grill with Bosch 4 ring ceramic hob; concealed extractor fan and light over; space and plumbing for American style fridge freezer and dishwasher; Formica worktops; tiled splashback; vinyl floor; access to side.



FIRST FLOOR/LANDING

Access to roofspace (via a slingsby type ladder); built in airing cupboard.

BEDROOM 1 3.68m (12'1) x 2.87m (9'5)

BEDROOM 2 2.67m (8'9) x 2.46m (8'1)

Built in storage cupboard.



BEDROOM 3 3.58m (11'9) x 3.3m (10'10)

Built in wardrobes.



BATHROOM 1.93m (6'4) x 1.65m (5'5)

Stunning white suite comprising 'P' shaped bath with mixer tap; thermostatically controlled shower with wall mounted telephone shower attachment and drench shower head over; fitted glass shower screen; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; tiled floor and walls; towel radiator; PVC tongue and groove ceiling with recessed spotlights; extractor fan.



OUTSIDE

Spacious tarmac driveway leading to:

COVERED CARPORT

Fluorescent lights.

DETACHED GARAGE 5.05m (16'7) x 3.1m (10'2)

Roller shutter door; uPVC door to side; ample light and power points; separate wc with low flush wc; single drainer stainless steel sink unit with mixer taps; range of built in cupboards; space and plumbing for washing machine.



Front garden laid out in lawn; fully enclosed rear gardens with brick pavia patio area; raised flower beds; beautiful open aspect; outside light and water tap.



CAPITAL / RATEABLE VALUE

£115,000. Rates Payable = £922.30 per annum (approx)







Energy Efficiency Rating

Current	Potential
G	F1

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Comber ■

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