

Tim Martin
_co.uk



**11 Bridge Street Court
Comber
BT23 5XN**

**Offers Around
£135,000**

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SUMMARY

A beautifully presented townhouse, tucked away in this modern and convenient development, perfect for the first time buyer or young family.

Finished to an exceptional standard throughout, the property is fitted with gas fired central heating, uPVC double glazing and enjoys easily maintained gardens to the rear, whilst boasting spacious accommodation comprising of three bedrooms, beautifully appointed lounge with gas fire, contemporary fitted kitchen with integrated appliances, downstairs WC and a modern fitted bathroom to the first floor.

Comber village is thriving with a wealth of local boutiques, coffee shops and eateries, whilst the local primary and secondary schools are all within walking distance. Close by, are the surrounding towns of Newtownards, Killinchy and Saintfield, with Belfast only a short commute away.

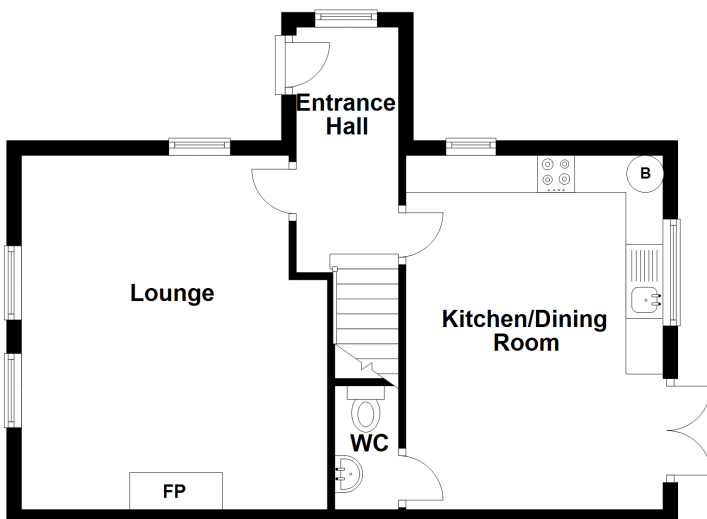
FEATURES

- Superbly Presented Townhouse in a Modern Development
- Three Excellent Sized Bedrooms
- Spacious Lounge With Gas Fire
- Contemporary Fitted Kitchen With Integrated Appliances
- Downstairs WC & First Floor Bathroom
- Perfect for First Time Buyer or Young Family



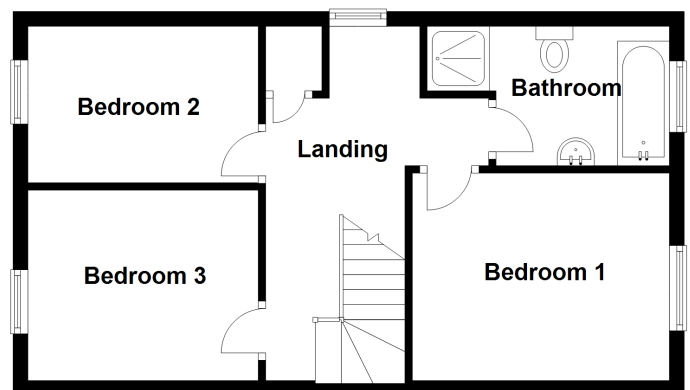
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 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.

11 Bridge Street Court, Comber

ENTRANCE HALL

PVC entrance door; tiled floor; telephone connection point.

LOUNGE 4.78m (15'8) x 4.11m (13'6)

(Max Measurements)

Beautiful sandstone fireplace with gas fire inset; solid oak wood floor; tv and telephone connection points.



KITCHEN/DINING 4.78m (15'8) x 3.45m (11'4)

Excellent range of modern painted finish high and low level cupboards and drawers incorporating 1½ twin stainless steel sink unit with mixer tap; integrated AEG electric under oven with CDA 4 ring gas hob; extractor hood over; CDA fridge freezer; Smeg dishwasher; space and plumbing for washing machine; wood laminate worktops; tiled splashback; tiled floor; glazed uPVC doors to rear; recessed spot lights; Worcester gas fired boiler.



WC

Modern white suite comprising close couple wc and pedestal wash hand basin with mono mixer tap; tiled splashback; tiled floor; extractor fan.



FIRST FLOOR/LANDING

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

BEDROOM 1 3.07m (10'1) x 2.57m (8'5)

TV aerial connection point.

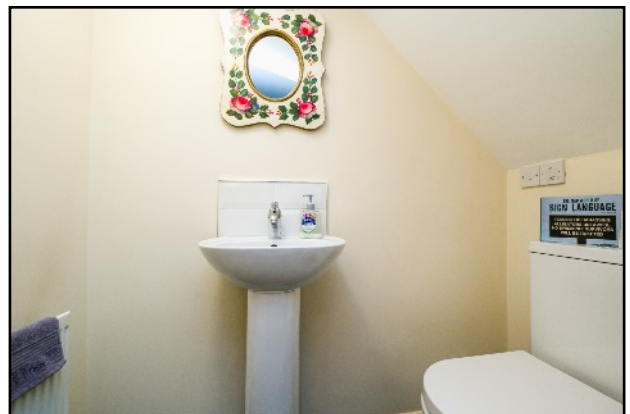
BEDROOM 2 3.07m (10'1) x 2.11m (6'11)

BEDROOM 3 3.48m (11'5) x 2.77m (9'1)

BATHROOM 3.28m (10'9) x 1.91m (6'3)

(Max Measurements)

Modern white suite comprising panelled bath with mixer taps; pedestal wash hand basin with mono mixer tap and tiled splashback; close couple wc; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted glass shower door; tiled floor; recessed spotlight; extractor fan.



OUTSIDE

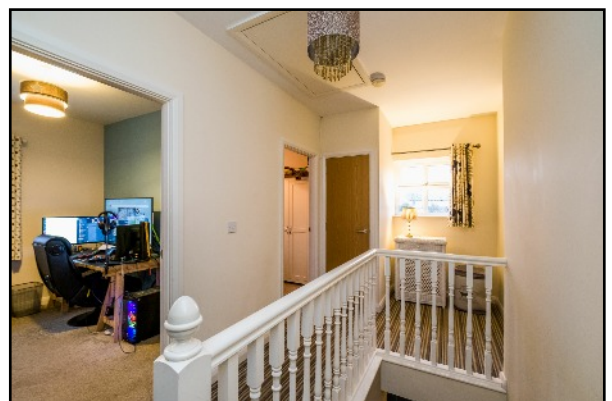
Fully enclosed side and rear gardens laid out in decorative pebbles with spacious paved patio area; outside light and water tap.

CAPITAL/RATEABLE VALUE

£105,000

RATES PAYABLE

£842.10 per annum approximately



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