

**Tim Martin**  
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**74 Copeland Crescent  
Comber  
BT23 5HZ**

**Offers Over  
£149,950**

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## SUMMARY

This well-presented semi-detached home is ideally located within this popular residential development, offering excellent convenience to a range of shops, restaurants, schools and local amenities in Comber town centre, whilst also providing ease of access to Newtownards and Belfast by both car and public transport.

The property is fitted with oil fired central heating and double glazing and enjoys bright and spacious accommodation throughout comprising of a lounge with open fire, modern fitted kitchen with casual dining area, three excellent sized bedrooms, study area and a modern fitted bathroom suite. Externally, the property is approached by a spacious driveway which makes way to the detached garage, whilst easily maintained gardens are located to the front and rear of the property.

Perfect for the first time buyer, young couple or family, this property is sure to attract immediate interest and therefore, early viewing is recommended.

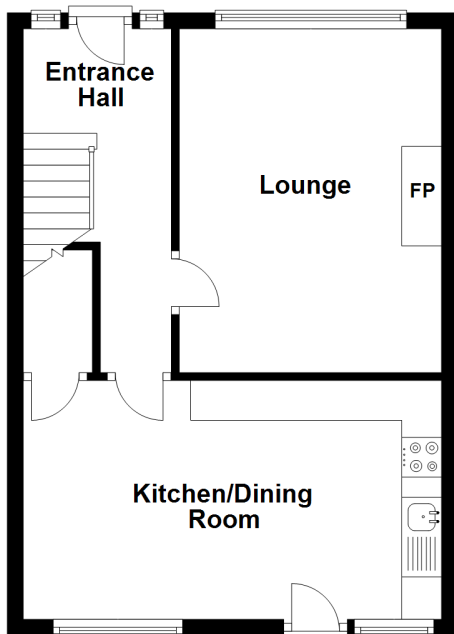
### FEATURES

- Modern & Well Presented Semi Detached Property
- Situated in This Popular & Convenient Development
- Three Excellent Sized Bedrooms
- Lounge With Open Fire
- Modern Fitted Kitchen & Bathroom
- Study Area
- Oil Fired Central Heating



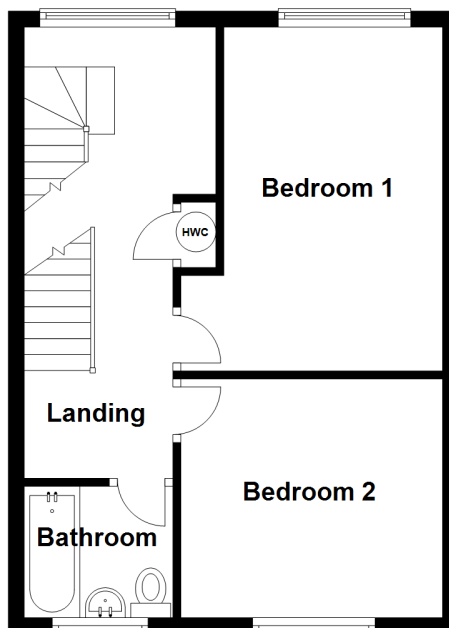
### Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



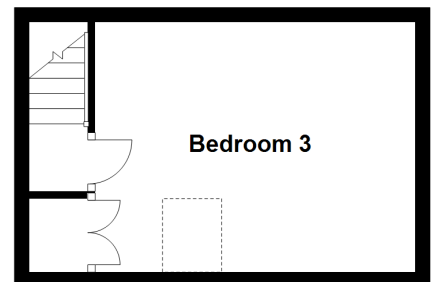
### First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### Second Floor

Approx. 18.0 sq. metres (193.4 sq. feet)





## ENTRANCE HALL

Glazed PVC entrance door with matching glazed side panels; wood laminate floor; telephone connection point.

## LOUNGE 4.24m (13'11) x 3.28m (10'9)

Beautiful cast iron fireplace with slate hearth; wood laminate floor; tv aerial connection point.

## KITCHEN/DINING AREA 5.23m (17'2) x 2.97m (9'9)

Excellent range of painted finish high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; space for electric cooker; concealed extractor fan over; space for fridge freezer; space and plumbing for washing machine; Formica worktops; tiled splashback; under cupboard lighting; tiled floor; glazed PVC door to rear; under stairs storage cupboard; tongue and groove ceiling.



## FIRST FLOOR / LANDING

Hotpress with lagged copper cylinder; study area.

## BEDROOM 1 4.24m (13'11) x 2.72m (8'11)

Wood laminate floor.

## BEDROOM 2 3.25m (10'8) x 3.02m (9'11)

Wood laminate floor.



## BATHROOM 1.85m (6'1) x 1.63m (5'4)

Modern white suite comprising panelled bath; Redring Active electric shower unit with wall mounted telephone shower attachment; pedestal wash hand basin; low flush wc; tiled walls and floor.



## SECOND FLOOR

**BEDROOM 3** 4.34m (14'3) x 3.38m (11'1)

Wood laminate floor; access to under eaves storage.

**OUTSIDE** Spacious driveway leading to:-

**DETACHED GARAGE** 5.33m (17'6) x 3.18m (10'5)

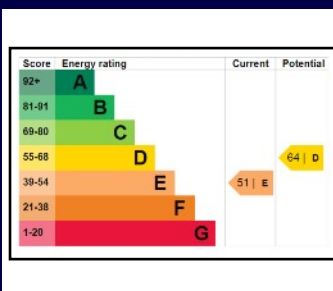
Up and over door; side access; light and power points.

## GARDENS

Front gardens laid out in lawn; fully enclosed and easily maintained rear gardens with spacious patio area; PVC oil storage tank; enclosed oil fired boiler.



**CAPITAL/RATEABLE VALUE** £105,000. Rates Payable =£842.10 per annum (approx)



Comber ■

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Saintfield

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