

Tim Martin
_____.co.uk



4 Killinchy Street
Comber
BT23 5AP

Offers Around
£114,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Set in the heart of Comber village, this well presented townhouse is ideal for the first time buyer, young couple or investor.

Fitted with gas fired central heating and double glazing, the accommodation comprises of a spacious lounge which opens out to a modern fitted kitchen and casual dining area, three excellent sized bedrooms, including master with ensuite shower room, principle bathroom to the first floor and a ground floor WC. Outside, there is designated parking to the rear, accessed through electric gates.

A fantastic range of amenities are all on your doorstep, including Tesco Express, pubs / restaurants, local boutiques and coffee shops, whilst an excellent public transport network allows for a convenient commute to Newtownards, Dundonald and Belfast.

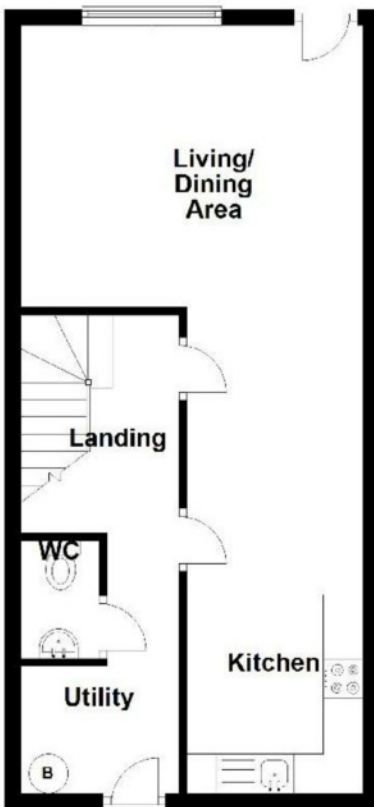
FEATURES

- Well Presented Townhouse In The Heart of Comber Village
- Ideal For First Time Buyer Or Young Couple
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Three Excellent Sized Bedrooms
- Gas Fired Central Heating & Double Glazing
- Gated Parking Area To Rear With One Designated Parking Space
- Principal Bathroom To First Floor



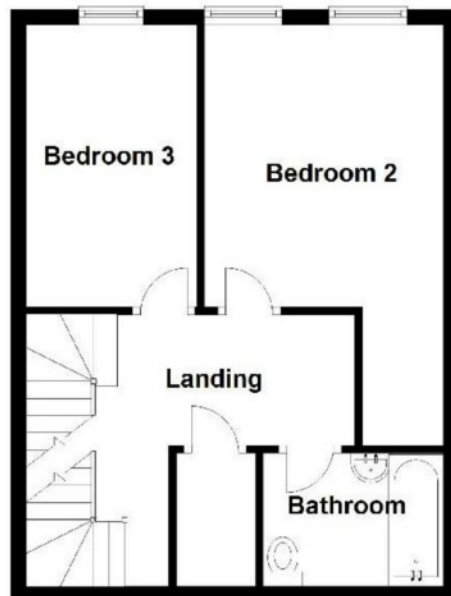
Ground Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



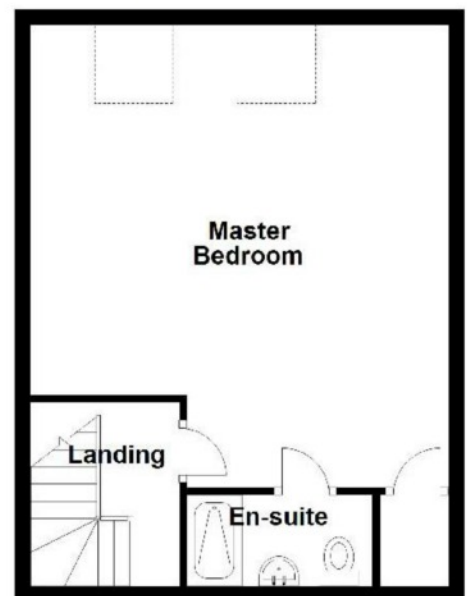
First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



ACCOMMODATION

ENTRANCE

Glazed entrance door.



LOUNGE 4.37m (14'4) x 3.48m (11'5)

Recessed spotlights; tv aerial and telephone connection points; open through to:-

KITCHEN / DINING 6.12m (20'1) x 2.24m (7'4)

Good range of modern oak wood laminate high and floor level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated New World electric under oven with Candy 4 ring gas hob; concealed extractor fan under pull out canopy over; space for fridge / freezer; space and plumbing for washing machine; formica worktops; tiled splashback; tiled effect vinyl floor; recessed spotlights.



REAR HALL

Access to parking; Worcester gas fired boiler.



WC

Modern white suite comprising close coupled wc and pedestal wash hand basin with mono mixer tap.



FIRST FLOOR / LANDING

Built in storage cupboard.

BEDROOM 1 3.56m (11'8) x 2.24m (7'4)

BEDROOM 2 3.58m (11'9) x 3.05m (10'0) minimum measurement



BATHROOM 2.31m (7'7) x 1.75m (5'9)

Modern white suite comprising panelled bath with mono mixer tap and wall mounted telephone shower attachment; fitted curved shower screen; pedestal wash hand basin with mono mixer tap; close coupled wc; part tiled walls; extractor fan.

SECOND FLOOR / LANDING

MASTER BEDROOM 5.66m (18'7) x 5.41m (17'9)

Maximum measurements

Built in storage cupboard / wardrobe.



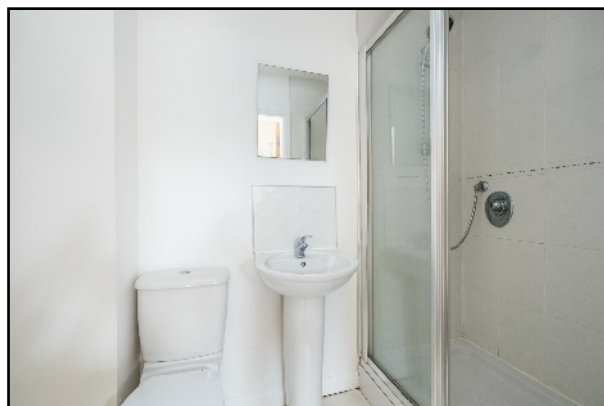
EN SUITE SHOWER ROOM 2.36m (7'9) x 1.22m (4'0)

Modern white suite comprising fully tiled shower cubicle with thermostatically controlled shower unit and telephone shower attachment; fitted sliding shower door; pedestal wash hand basin with mono mixer tap; dual flush wc; extractor fan.



OUTSIDE

Designated parking to rear.

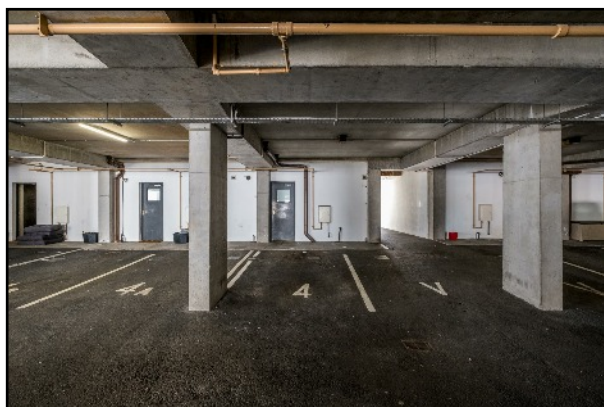


MANAGEMENT FEE

£226.78 per quarter (approx)

CAPITAL / RATEABLE VALUE

£130,000. Rates Payable = £1,042.60 per annum (approx)



RICS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Comber

27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.