



ASKING PRICE

£117,950

4A Killinchy Street
Comber
BT23 5AP



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PINKERTONS

Sales, Lettings and Property Management

Located in the very heart of Comber this superb, two bedroom townhouse is over three floors and offers well proportioned accommodation throughout.

Combers' shops, cafes, bars, and leisure facilities are all the door step. Commuting to Belfast and surrounding towns could not be easier, and 'George Best' City Airport is only a twenty minute drive away.

Internally, the property comprises an

open plan living/dining/kitchen, utility area and cloakroom wc on the ground floor. The first floor has a large double bedroom and modern contemporary bathroom whilst the second floor is a master bedroom and en suite shower room.

Externally, there is the added security of gated parking.

With broad market appeal we anticipate strong interest in this property. Early viewing is recommended.



LIVING ROOM: 14' 6" x 14' 4"



KITCHEN



KITCHEN/DINING: 17' 7" x 7' 5"

PROPERTY FEATURES

- Two Bedroom Three Storey Townhouse
- Open Plan Living/Dining/Kitchen
- Master Bedroom With En Suite Shower Room
- Utility Area
- Downstairs Cloakroom WC
- Modern Contemporary Bathroom
- Superbly Presented Throughout
- Secure Allocated Parking
- Gas Fire Central Heating System
- Double Glazed
- Town Centre Location
- Good Transport Links
- Excellent First Time Home Or Investment
- No Onward Chain



BEDROOM (1): 19' 2" x 14' 6"



BEDROOM (2): 14' 11" x 14' 6"



BATHROOM: 8' 9" x 7' 9"

THIS PROPERTY COMPRISES

Ground Floor

LIVING ROOM: 14' 6" x 14' 4" Hard wood front door with leaded glass inserts. Wood laminate flooring. Wall mounted electric fire. Television point. Telephone point. Thermostatic heating control.

KITCHEN/DINING: 17' 7" x 7' 5" An excellent range of high and low level units with laminate work surfaces. Stainless steel, four ring gas hob with electric oven and grill under and integrated extractor hood over. Stainless steel sink and drainer with mixer tap. Integrated dishwasher. Integrated fridge. Part tiled walls. Polished tile floor. Dining area.

INNER HALLWAY: Ceramic tile floor. Electric cupboard. Stairs to first floor. Utility area. Rear door to allocated parking.

UTILITY AREA: Plumbed for washing machine. Heating control unit. Gas boiler.

CLOAKROOM/WC: White sanitary ware - wc and pedestal wash hand basin with mosaic tile splash back. Ceramic tile floor.

First Floor

LANDING: Stairs to first floor.

BEDROOM (2): 14' 11" x 14' 6" Front aspect. Large double. Thermostatic heating control.

BATHROOM: 8' 9" x 7' 9" Modern white suite - low flush wc, pedestal wash hand basin and panelled path with shower over. Tiled round bath. Ceramic tile floor. Extractor fan.

Second Floor

LANDING: Sky light.

BEDROOM (1): 19' 2" x 14' 6" Large double. Two sky lights.

EN SUITE SHOWER ROOM: White sanitary ware - low flush wc and pedestal wash hand basin. Tiled shower cubicle. Extractor fan.

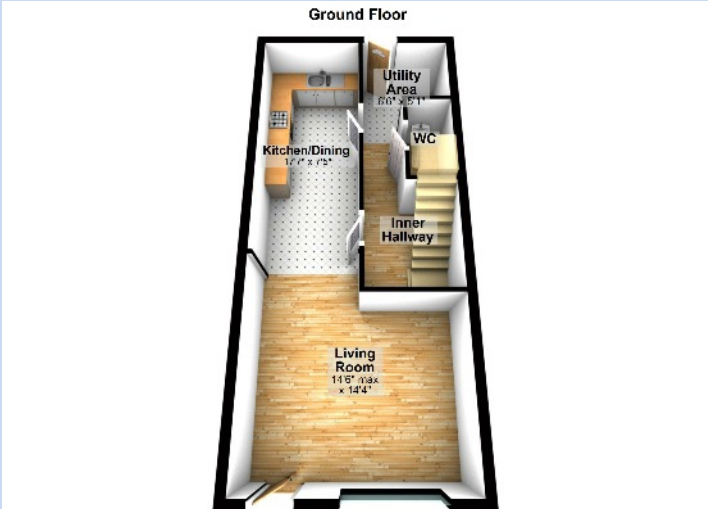
Outside

Secure, allocated parking at rear door.

LOCATION:

Just off Comber Square on Killinchy Street.

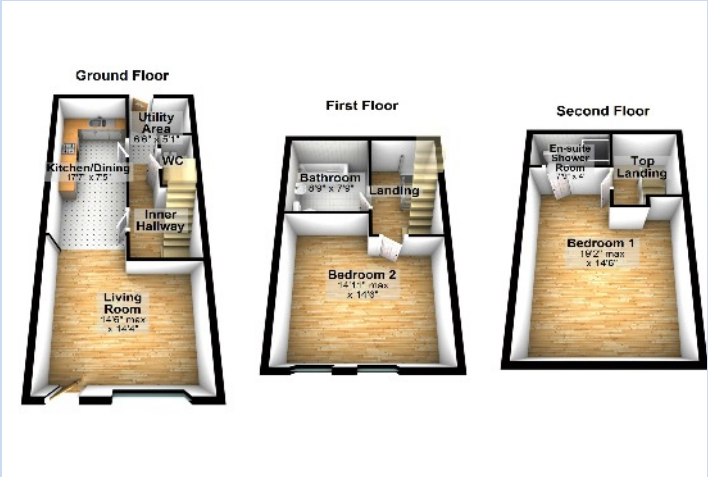
FLOOR PLANS



FLOOR PLAN



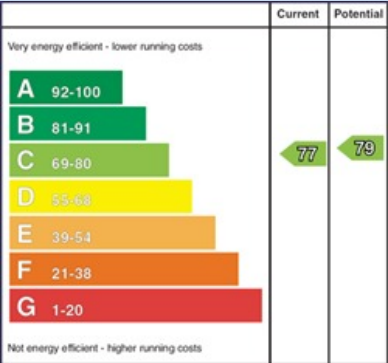
FLOOR PLAN



FLOOR PLAN

Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase you should know our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our mortgage team who will help you get the mortgage you need for the house you want.

TAKE THE STRESS OUT OF YOUR MOVING DAY

Pinkertons work closely with a professional and reliable moving partner. Let them move you and let your worries drift away. They offer storage too should you need it. Speak to a member of our team for more information.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department (Sunday Times & Times Awards). If you need to let or rent a property you should speak with them first!

OUR AWARDS

We don't want to blow our own trumpet but we've been winning national awards since 2008! Our impressive wins include – Double winners of Northern Ireland Estate Agent of the Year, Double winners of Northern Ireland Letting agency of the Year and UK Property Management Company of the year; all won at The Sunday Times and Times Awards which are the longest running, most sought after and prestigious in the industry. Combine these with 8 ESTA award wins and countless others!



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