



2 Copeland Avenue, Comber,
Newtownards, County Down,
BT23 5HX

Asking Price: £225,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this immaculately presented semi detached bungalow in a highly desirable residential area of Comber and is ideally located within walking distance of Comber Square.

The property will appeal to an array of purchasers from families or to those wishing to downsize and live on one level.

Internally the bungalow comprising of an entrance hall, livingroom, kitchen/diner, conservatory, three bedrooms and a shower room.

The property is further enhanced with oil fired central heating and double glazing.

We anticipate a high level of interest and houses of this calibre rarely stay on the market for long. To arrange your private appointment please call Reeds Rains on 028 9181 4144.

Entrance Hall

Laminate floor and PVC front door.

Living Room

Bright lounge with laminate floor and cornice ceiling.

Kitchen Dining Room

8'8" x 4'4" (Max) (2.64m x 1.32m (Max))

Modern fitted kitchen with an excellent range of high and low level units and laminate work tops. Space for cooker. Stainless steel extractor fan. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated fridge freezer and dishwasher. PVC glazed door to conservatory and French doors to rear garden. Part tiled walls and laminate flooring.

Conservatory

12 x 7'4" (12 x 2.24m)

PVC glazed door to rear.

Bedroom 1

9'3" x 7'5" (2.82m x 2.26m)

Build in wardrobe. Laminate flooring.

Bedroom 2

10'7" x 9'4" (3.23m x 2.84m)

Laminate flooring.

Bedroom 3

12 x 9'11" (Max) (12 x 3.02m (Max))

Laminate flooring.

Shower Room

8'9" x 7' (2.67m x 2.13m)

White suite comprising low flush WC, pedestal wash hand basin, bidet and enclosed shower cubicle with electric shower. Part tiled walls. Recess spotlights and extractor fan.

Garage

19'11" x 8'8" (6.07m x 2.64m)

Roller door and rear access door. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer tap. Oil boiler.

Outside

Front garden laid in well stocked stone beds with plants and shrubs. Tarmac driveway leading to attached garage. Private rear garden laid in lawns with feature decked and stone areas. Great selection of plants, shrubs and hedging.

Heating Type

Oil fired central heating.

Glazing Type

Double glazed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

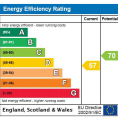
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch.