

**Tim Martin**  
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**8 Dalton Crescent  
Comber  
BT23 5HE**

**Offers Around  
£185,000**

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## SUMMARY

A well presented semi detached property occupying a spacious corner site in this much sought after area of Comber.

Perfect for the first time buyer, young couple or family this beautiful home offers spacious and versatile accommodation and is fitted with oil fired central heating and uPVC double glazing.

On the ground floor, the property comprises of a spacious lounge with wood burning stove, beautifully appointed living, and dining area, fitted kitchen and a home office / fourth bedroom with WC. The first floor enjoys three well proportioned bedrooms, all with built in wardrobes and a shower room, fitted with a modern white suite.

To the outside, a spacious driveway leads to the covered car port. Enclosed gardens are located to the front, side and rear of the property are laid out in lawn with paved patio areas taking full advantage of the morning and evening sun.

Comber village is thriving with local boutiques, coffee shops, bakery and pubs and restaurants, whilst two primary schools and a secondary school serve the local community. Excellent road networks and public transport allow for a convenient commute to Newtownards, Downpatrick, Dundonald, Ulster Hospital and Belfast city centre.

## FEATURES

- Well-Presented Semi-Detached Home Occupying A Spacious Corner Site
- Three Excellent Sized Bedrooms – All with Built in Wardrobes
- Spacious Lounge with Wood Burning Stove
- Large Living and Dining Area Overlooking Rear Gardens
- Fitted Kitchen
- Home Office / Fourth Bedroom with WC On the Ground Floor
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to Covered Car Port
- Enclosed Gardens Laid Out in Lawn with Paved Patio Areas Taking Full Advantage Of The Morning And Evening Sun
- Within Walking Distance to Comber Village, Local Schools and Public Transport

## **Entrance Hall**

Entrance door with glazed side panel.

## **Lounge**

**13'7 x 11'2 (4.14m x 3.40m)**

Cast iron wood burning stove on raised granite hearth; oak mantle over; built-in shelving; tv aerial connection point; corniced ceiling; glazed door through to:-

## **Living / Dining Area**

**18'5 x 9'11 (5.61m x 3.02m)**

Glazed Upvc door to rear; corniced ceiling.

## **Kitchen**

**10'10 x 10'4 (3.30m x 3.15m )**

Good range of wood laminate high and low level cupboards and drawers with matching glazed display cupboard; incorporating 1½ tub stainless steel sink unit with mixer tap; space for electric cooker; concealed extractor unit over; space for fridge / freezer; space and plumbing for washing machine, dishwasher and tumble dryer; formica worktops; tiled splashback; glazed hardwood door to rear.

## **Studio**

**11'1 x 10'9 (3.38m x 3.28m)**

Velux window; low flush wc and wall mounted wash hand basin with corner taps.

## **First Floor / Landing**

Access to roofspace (via slingsby type ladder - partially floored); hotpress with insulated copper cylinder.

## **Bedroom 1**

**8'8 x 8'8 (2.64m x 2.64m)**

Built-in wardrobe.

## **Bedroom 2**

**12'8 x 9'6 (3.86m x 2.90m)**

## **Bedroom 3**

**11'7 x 11'0 (3.53m x 3.35m)**

Built-in wardrobe.

## **Shower Room**

**6'5 x 5'6 (1.96m x 1.68m )**

Moden white suite comprising separate shower cubicle with Redring electric shower and wall mounted telephone shower attachment; fitted sliding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part Pvc wall cladding; towel radiator.

## **Outside**

Spacious driveway leading to the front of the property and to the -

## **Car Port**

**2'4 x 12'3 (0.71m x 3.73m )**

Firebird oil fired boiler; log store.

## Gardens

Front, side and rear gardens are laid out in lawn and planted with an array of shrubbery and ornamental flowers boasting wonderful colour throughout the year; well stocked flowerbeds; paved patio areas; paved decking area; feature pond; outside lights and water tap; Pvc oil storage tank.

## Tenure

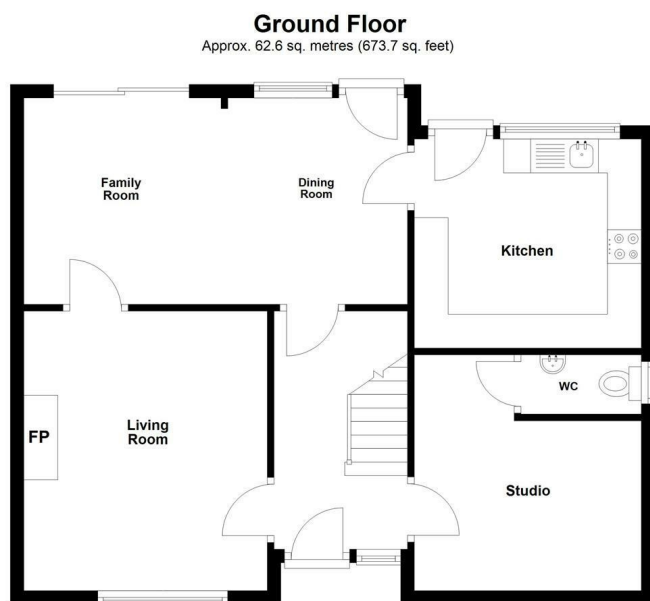
Leasehold

## Ground Rent

£25 Per Annum (Approx)

## Capital / Rateable Value

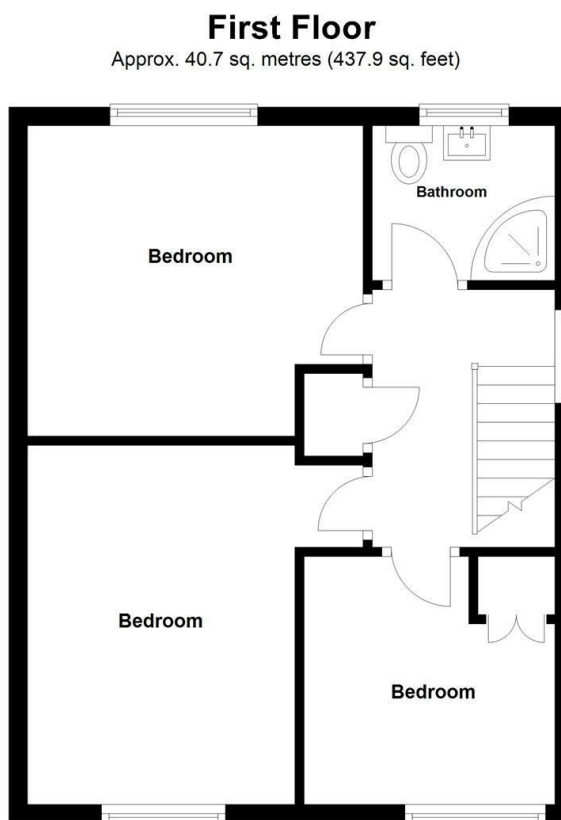
£115,000. Rates Payable = £1050.76 Per Annum (Approx)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**8 Dalton Crescent, Comber**











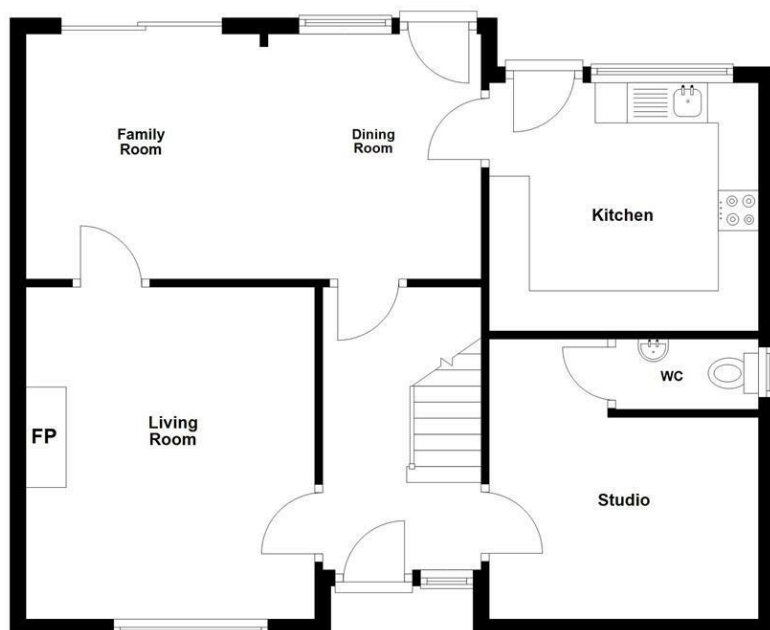






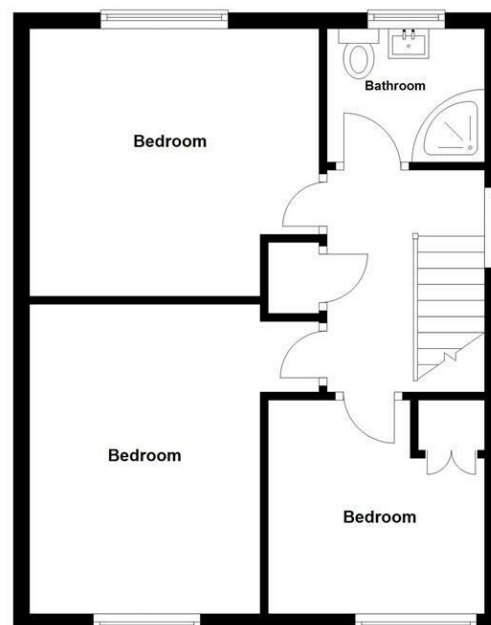
## Ground Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Comber** ■  
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