

Tim Martin
— .co.uk



**2 Carnesure Mews
Comber
BT23 5TA**

**Offers Around
£239,950**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Carnesure Mews is a quiet, much sought after development situated off Killinchy Road and within walking distance of Comber village and many of its local amenities.

This beautiful townhouse boasts character and charm inside and out and must be viewed to fully appreciate all it has to offer. The accommodation is well appointed throughout comprising of a spacious entrance hall leading to the lounge with feature red brick fireplace and wood burning stove, which is open plan to a dining room, a modern fitted kitchen, utility room and separate WC, whilst the first floor enjoys two excellent sized bedrooms and shower room.

Further attributes include double glazing, oil fired central heating, easily maintained gardens with patio area and excellent parking space.

Comber village is thriving with local boutiques, coffee shops, eateries, local farmers market and an excellent choice of primary and secondary schools. An excellent road network and public transport allows for a convenient commute to Downpatrick, Newtownards and Belfast whilst also boasting ease of access to George Best Belfast City airport, Ulster Hospital, and many top grammar schools in the Greater Belfast area.

It is not often that these properties come onto the market in such a desirable location and therefore early viewing is recommended!

FEATURES

- Well Presented Townhouse In The Ever Desirable Carnesure Mews Development
- Spacious Lounge With Wood Burning Stove And Separate Dining Room
- Modern Fitted Kitchen
- Utility Room And Separate WC
- Two Excellent Sized Bedrooms
- Shower Room
- Oil Fired Central Heating And Double Glazing
- Easily Maintained Gardens With Patio Area
- Within Walking Distance Of Comber Village, Public Transport And Schools
- Convenient Commute To Newtownards, Dundonald And Belfast

Entrance Porch

Glazed upvc entrance door; pine tongue and groove ceiling; glazed door with matching side lights to entrance hall.

WC

6'10 x 4'0 (2.08m x 1.22m)

White suite comprising close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; access to utility room; vinyl floor.

Entrance Hall

Lounge

20'9 x 14'3 (maximum measurements) (6.32m x 4.34m (maximum measurements))

Beautiful red brick Inglenook style fireplace with wood burning stove on slate hearth; built-in tv cabinet; feature wall panelling; recessed spotlights; open through to:-

Dining Room

15'3 x 9'3 (4.65m x 2.82m)

Part tongue and groove vaulted ceiling; telephone connection point.

Kitchen

17'2 x 9'3 (5.23m x 2.82m)

Excellent range of painted finish high and low level cupboard and drawers with matching glazed display cupboards; open shelving and wine rack; 1½ tub sink unit with brass mixer tap; integrated Indesit electric oven and grill; Samsung 4 ring ceramic hob; concealed extractor unit under canopy over; integrated Kenwood fridge / freezer; wood laminate worktops; tiled splash back; vinyl floor; painted tongue and groove ceiling with recessed spotlights.

Utility Room

7'6 x 6'11 (2.29m x 2.11m)

Built-in cupboards; space and plumbed for washing machine and tumble dryer; laminate work surface; vinyl floor; access to wc.

First Floor / Landing

Access to roofspace.

Bedroom 1

14'3 x 11'11 (maximum measurements) (4.34m x 3.63m (maximum measurements))

Built-in wardrobe; hotpress with lagged copper cylinder; wood laminate floor.

Shower Room

8'2 x 5'7 (2.49m x 1.70m)

White suite comprises spacious shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; fitted shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part tiled walls; tiled floor; towel radiator; recessed spotlights.

Bedroom 2

14'3 x 12'6 (4.34m x 3.81m)

Wood laminate floor.

Outside

Front and side gardens with well stocked flowerbeds hosting a selection of ornamental and flowering shrubs; red brick pathway; paved patio area; outside light and water tap; pvc oil storage tank; boiler house with oil fired boiler.

Capital / Rateable Value

£175,000. Rates Payable = £1524.60 per annum (approx)

Tenure

Leasehold

Ground Rent Payable £50.00 per annum

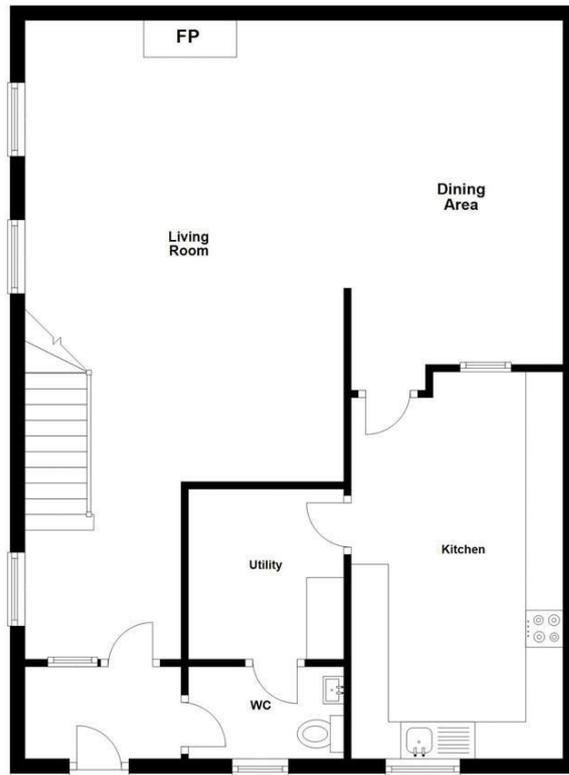






Ground Floor

Approx. 72.5 sq. metres (780.9 sq. feet)



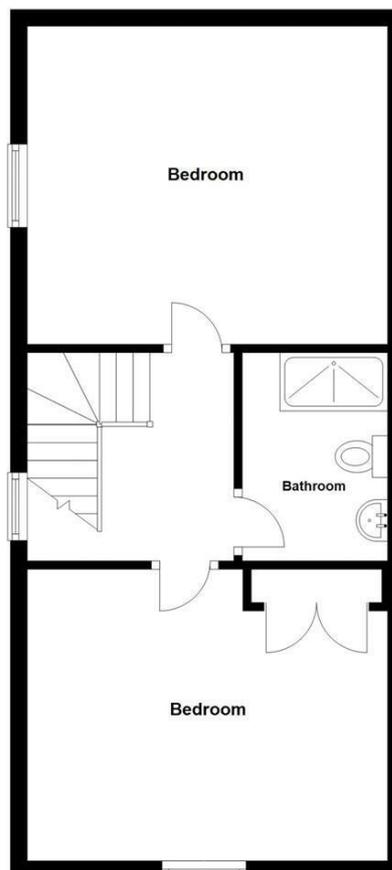
Total area: approx. 115.8 sq. metres (1246.4 sq. feet)

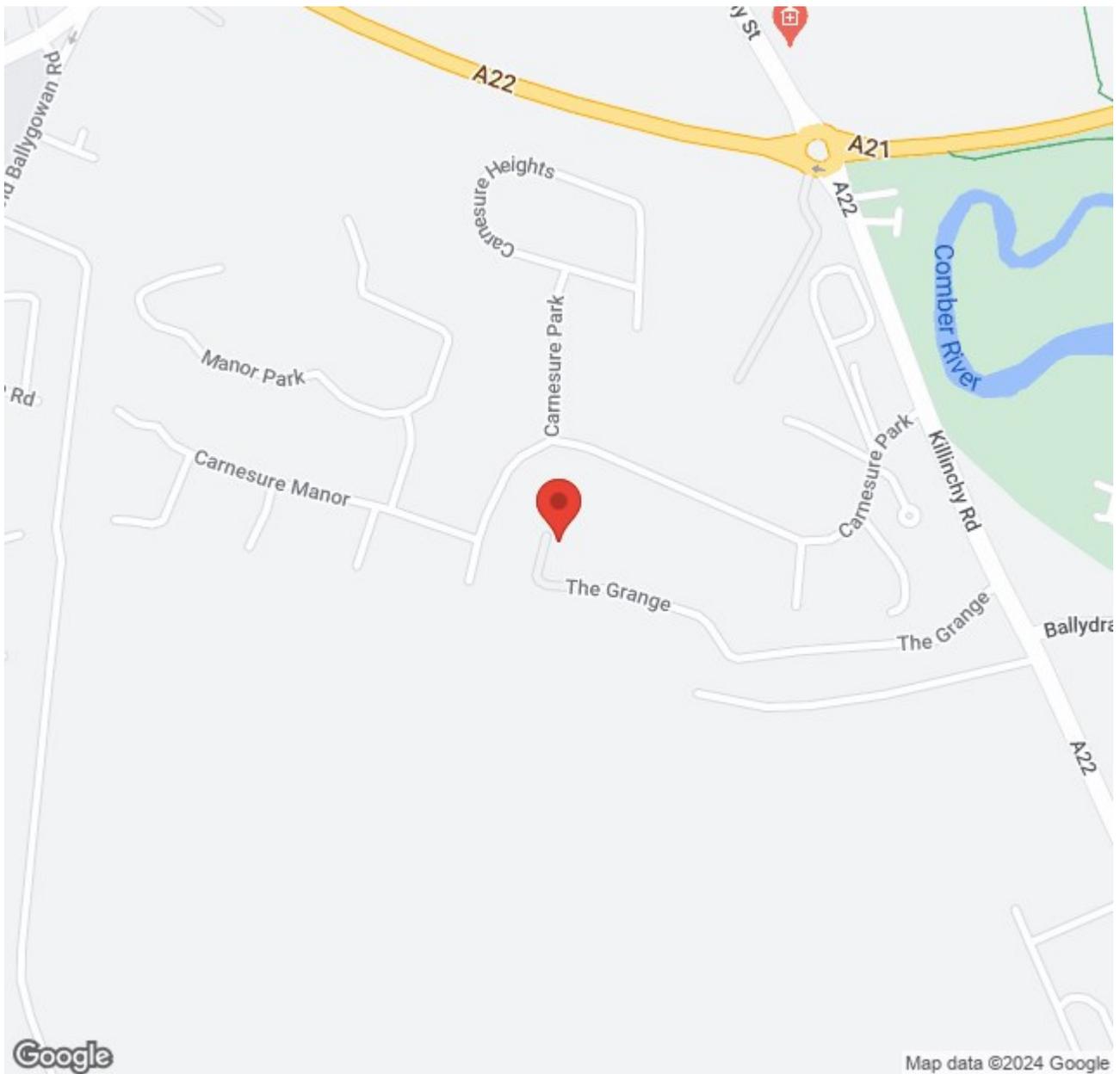
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

2 Carnesure Mews, Comber

First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

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.