

Tim Martin
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**1 Cuan Mews
Comber
BT23 5FU**

**Offers Around
£235,000**

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SUMMARY

A stunning semi detached home situated in this exclusive small development of only five houses built in 2017, in the heart of Lisbane village.

Perfect for the first time buyer, young couple or family, this beautifully presented home is ready to move straight into and enjoy modern living at its best! A bright entrance hall makes way to the downstairs WC, spacious lounge and the stunning open plan kitchen, living and dining area, which enjoys a contemporary fitted kitchen with integrated appliances and overlooks the rear gardens. Three excellent sized bedrooms including the principle bedroom with ensuite shower room and bathroom, fitted with a stunning white suite, completes the first floor. The property is further complimented by oil fired central heating with Grant condensing boiler, PVC double glazing and an excellent energy rating to help lower running costs.

Outside, a spacious driveway allows for excellent parking, whilst the fully enclosed rear gardens have been landscaped with artificial grass and a spacious patio area boasting easy maintenance and excellent outside space.

The villages of Comber and Killinchy are within close proximity as too is Strangford Lough, boasting beautiful coastal walks and water sports. An excellent range of primary and secondary schools in the local and Greater Belfast area are easily accessible by a regular bus network from the village. Within walking distance is the Old Post Office tearooms, Poachers Pocket restaurant, filling station with convenience store and post office, Lisbane pharmacy and public transport.

The location of this superb home ensures that the purchaser could not be better located to enjoy all the fantastic facilities on offer, in this wonderful part of County Down.

FEATURES

- Stunning Semi Detached Home In This Small Exclusive Development Of Only 5 Houses
- Bright And Spacious Lounge
- Superbly Appointed Open Plan Kitchen, Living And Dining Area
- Contemporary Fitted Kitchen With Integrated Appliances
- Three Excellent Sized Bedrooms With Principle Bedroom Ensuite
- Bathroom With Modern White Suite And Downstairs WC
- Oil Fired Central Heating With Grant Condensing Boiler, PVC Double Glazing And An Excellent Energy Rating
- Spacious Driveway Providing Parking For Up To 3 Cars
- Fully Enclosed Landscaped Rear Gardens With Spacious Patio Area
- Within Walking Distance To Many Local Amenities And A Convenient Commute To Belfast, Newtownards, Airports And Hospitals

Entrance Porch

Glazed pvc entrance door; tiled floor; recessed spotlights; glazed door through to:-

Entrance Hall

Tiled floor; recessed spotlights.

WC

8'3 x 3'1 (2.51m x 0.94m)

Dual Flush with concealed cistern; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor; extractor fan.

Lounge

16'7 x 10'7 (5.05m x 3.23m)

Bespoke built-in shelving unit; tv aerial connection point; telephone connection point.

Open Plan Kitchen / Living / Dining Area

19'6 x 16'7 (maximum measurements) (5.94m x 5.05m (maximum measurements))

Excellent range of contemporary fitted high and low level cupboards and drawers; incorporated 'Blanco' single drainer sink unit with mono mixer tap; integrated 'CDA' electric cooker; 'CDA' 4 ring ceramic hob; extractor unit over; integrated fridge/freezer; 'Candy' washer/dryer; wood laminate worktops with matching upstands and breakfast bar; tiled floor; recessed spotlights; glazed pvc door to rear.

First Floor / Landing

Velux Window

Principal Bedroom

13'0 x 9'3 (3.96m x 2.82m)

Tv aerial connection point.

En-suite Shower Room

8'9 x 3'3 (2.67m x 0.99m)

Modern white suite comprises separate fully tiled shower cubicle with thermostatic controlled shower unit with wall mounted telephone shower attachment; drench shower with head over; fitted folding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; dual flush wc with concealed cistern; tiled floor; recessed spotlights; towel radiator; extractor fan.

Bathroom

7'3 x 6'4 (2.21m x 1.93m)

Stunning white suite comprises curved panel bath with pillar mixer tap; thermostatic controlled shower unit with wall mounted telephone shower attachment; curved glass shower screen; semi pedestal wash hand basin with mono mixer tap; dual flush wc with concealed cistern; part tiled walls; tiled floor; towel radiator; recessed spotlights; extractor fan.

Bedroom 2

10'8 x 7'5 (3.25m x 2.26m)

Bedroom 3

10'9 x 8'8 (3.28m x 2.64m)

Outside

Spacious driveway providing excellent parking for up to three cars.

Gardens

Front/side gardens laid out in lawn; fully enclosed. Rear gardens laid out in artificial grass; spacious paved patio area; built brick bbq area; garden shed; outside and water tap; 'Grant' condensing oil fired boiler; pvc oil storage tank.

Capital / Rateable Value

£140,000. Rates Payable = £1219.68 per annum (approx)

Management Charge

£17 per month to cover maintenance of the private road.

Tenure

Freehold

Viewing

Book appointment through agent

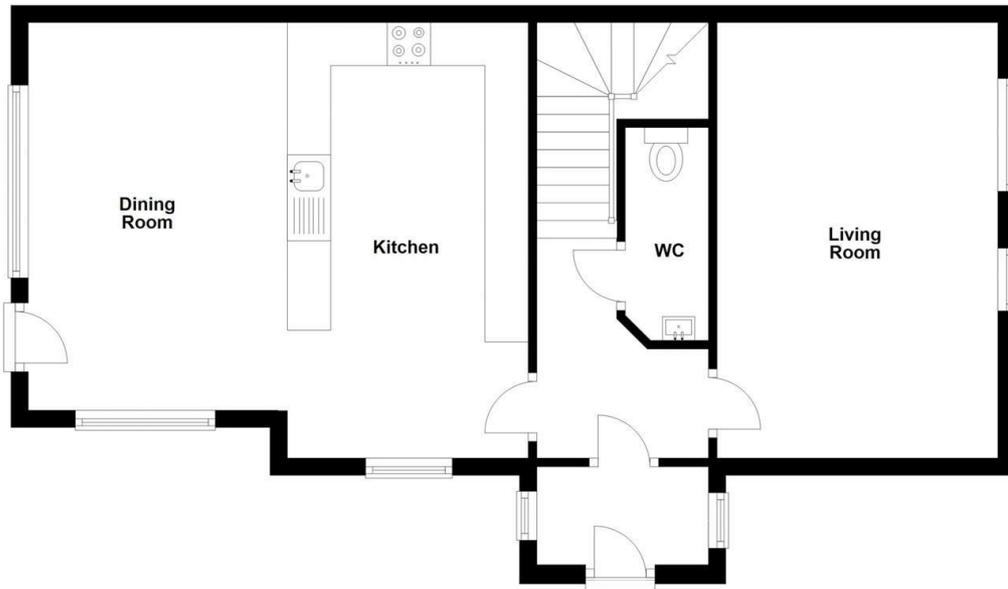






Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



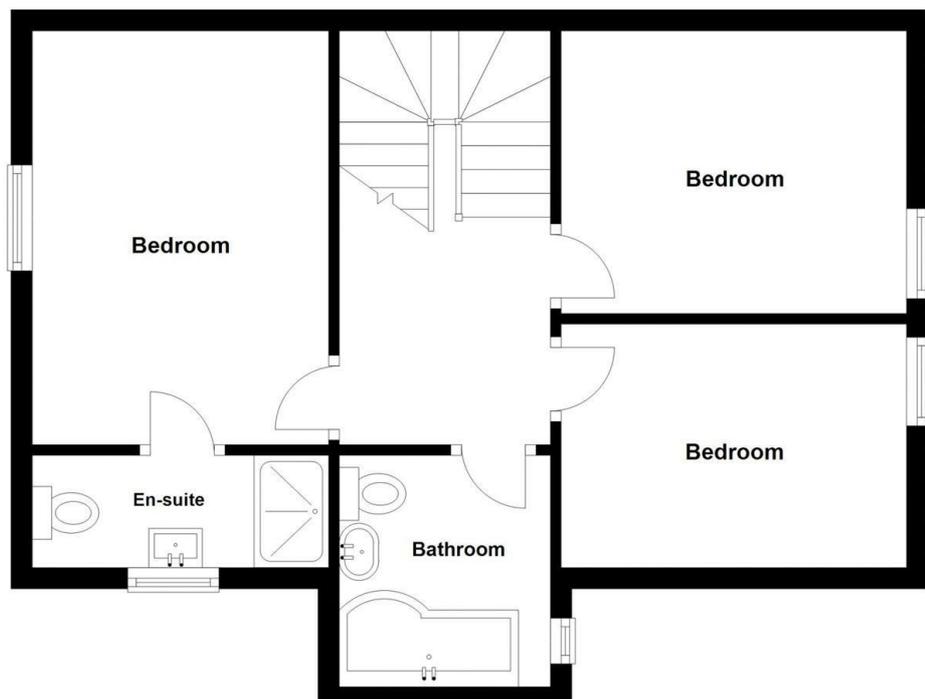
Total area: approx. 88.7 sq. metres (954.9 sq. feet)

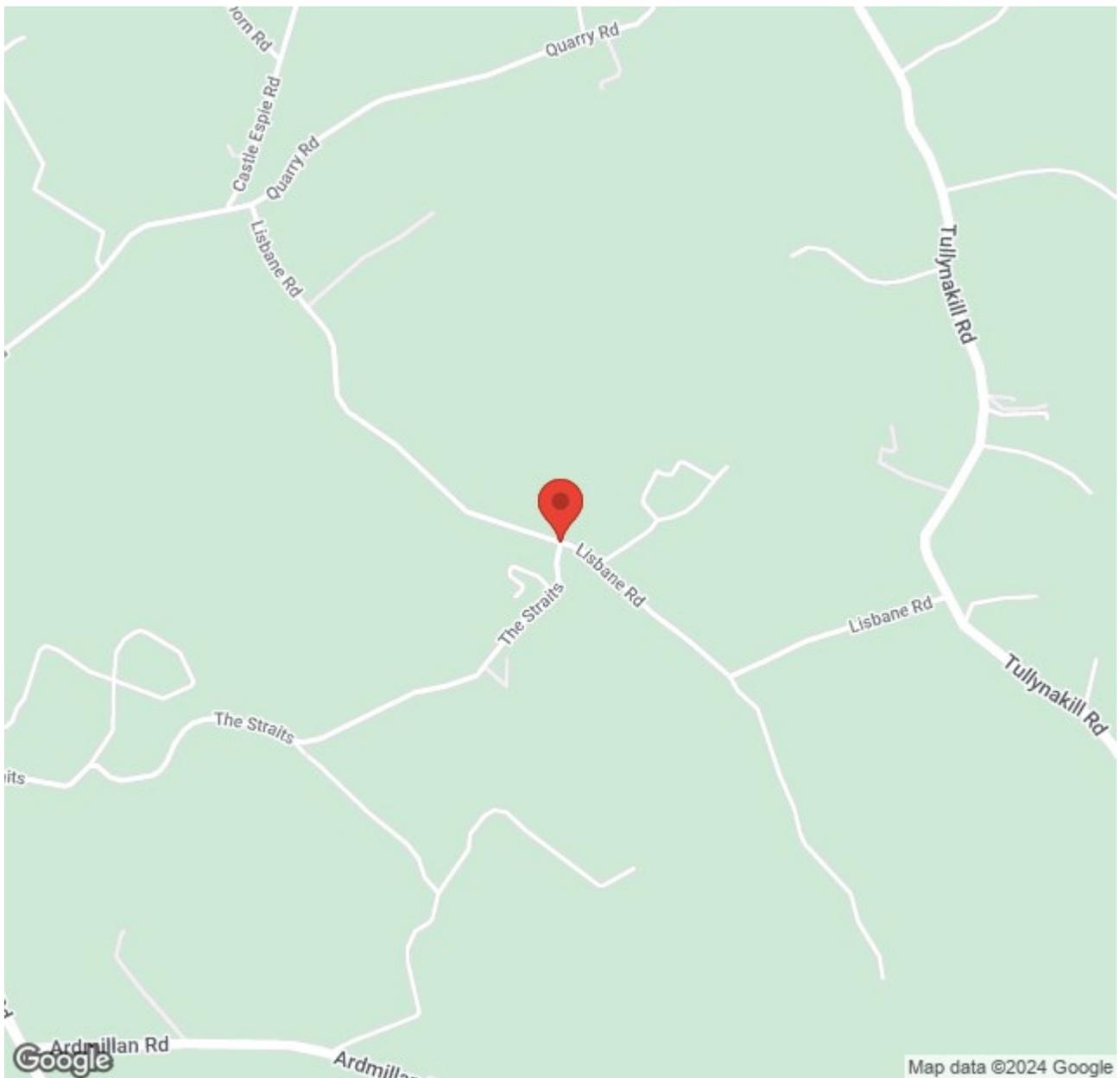
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

1 Cuan Mews, Lisbane

First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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