

Tim Martin
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**68 Brownlow Street
Comber
BT23 5ER**

**Offers Around
£135,000**

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SUMMARY

This beautifully presented mid terrace townhouse, is perfect for the first time buyer, young couple or investor and is ideally situated within walking distance of Comber village, local schools and public transport.

The property is fitted with gas fired central heating and double glazing and comprises of a spacious lounge with open fire, modern fitted kitchen with dining area, two excellent sized bedrooms and bathroom, fitted with a stunning white suite.

Outside, is equally as impressive, with the enclosed rear yard providing access to a utility store and separate WC, whilst fully enclosed rear gardens are laid out in lawn with a spacious patio and decking area.

Comber village is only a short stroll away where you can enjoy many local boutiques, coffee shops and restaurants, whilst ease of access onto the Comber by-pass allows for a convenient commute to Newtownards, Dundonald and Belfast.

FEATURES

- Beautifully Presented Mid Terrace Townhouse
- Spacious Lounge With Open Fire
- Modern Fitted Kitchen With Dining Area
- Two Excellent Sized Bedrooms
- Bathroom With Stunning White Suite
- Gas Fired Central Heating And Double Glazing
- Enclosed Rear Yard With Utility Store And Separate WC
- Fully Enclosed Rear Gardens Laid Out In Lawn With Decking And Patio Areas
- Within Walking Distance To Comber Village, Schools And Public Transport
- Perfect For The First Time Buyer, Young Couple Or Investor

Entrance Hall

PVC entrance hall door; wood laminate floor.

Lounge

16'4 x 11'8 (4.98m x 3.56m)

Beautiful cast iron style fireplace with feature tiled inset; modern fire surround; open fire; wood laminate floor; built in storage cupboards; painted tongue and groove ceiling; bay window; under stairs storage cupboard.

Kitchen / Dining Area

14'8 x 7'6 (4.47m x 2.29m)

Good range of modern painted finish high and low level cupboard and drawers incorporating single drainer stainless steel sink unit with mono mixer taps; integrated electric under oven with Hotpoint 4 ring ceramic hob; extractor hood over; Beko dishwasher and fridge; Vodkera gas fired boiler; laminate worktops; tiled splashback; tiled floor; painted tongue and groove ceiling; glazed pvc door to rear.

First Floor / Landing

Access to roof space (partially floored)

Bedroom 1

13'7 x 10'2 (max measurements) (4.14m x 3.10m (max measurements))

Wood laminate floor; feature wall panelling.

Bedroom 2

9'2 x 7'5 (2.79m x 2.26m)

Wood laminate floor.

Bathroom

10'9 x 5'0 (3.28m x 1.52m)

Stunning white suite comprising free standing bath with pillar mixer taps and telephone shower attachment; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; separate tiled shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; part tiled walls; tiled floor; towel radiator; extractor fan.

Outside

Enclosed Rear Yard with Access to

Utility Store

5'10 x 4'8 (1.78m x 1.42m)

Single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine and tumble dryer; wooden worktop; light and power points.

Store

4'10 x 2'11 (1.47m x 0.89m)

Light and power points.

WC

4'8 x 2'8 (1.42m x 0.81m)

High flush wc

Gardens

Fully enclosed rear garden laid out in lawn; paved area; decking area.

Capital / Rateable Value

£80,000. Rates Payable = £696.96 per annum (approx)

Tenure

Leasehold.

No ground rent payable - paid out in 2003











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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