

Tim Martin
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**16 Railway Street
Comber
BT23 5HQ**

**Offers Around
£150,000**

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SUMMARY

This recently modernised and extended 3-bedroom townhouse is immaculately presented and leaves nothing for the buyer to do only move in!

The cosy lounge leads to a luxury modern kitchen fully fitted with integrated appliances. The addition of a sunroom to the rear provides extra living space – ideal for use as a dining room or just to enjoy some peace and quiet. The first floor boasts three well proportioned bedrooms and modern shower room.

The exterior of the property is designed to be low maintenance. The rear yard is accessed from the sunroom and ideal to enjoy long summer evenings.

Comber town centre is within walking distance and hosts a wealth of local boutiques, coffee shops, restaurants, leisure facilities and excellent primary and secondary schools. Ease of access to the Comber by-pass, Comber Greenway and bus stop opposite, makes for an easy commute to Newtownards, Dundonald and Belfast.

This property offers a modern home in a convenient location, making it an ideal choice for first time buyers, families or investors alike.

FEATURES

- Recently Extended and Modernised Townhouse
- Lounge and Separate Sunroom
- Utility Room
- Luxury Modern High Gloss Kitchen with Integrated Appliances
- 3 Well Proportioned Bedrooms
- Shower Room with White Suite
- Oil Fired Central Heating with Recently Installed Double Glazing in uPVC Frames
- Easily Maintained Exterior with Enclosed Yard to Rear
- Within Walking Distance of Comber Town Centre, Primary Schools and Public Transport
- Ideal for First Time Buyers, Families and Investors

Entrance Hall

Wood effect tiled floor.

Lounge

13'5 x 13'5 (4.09m x 4.09m)

(Maximum Measurements)

Electric fire with polished granite fire surround and hearth; tv aerial connection point.

Kitchen / Dining Area

16'8 x 9'4 (5.08m x 2.84m)

Excellent range of duck egg blue high gloss high and floor level cupboards and drawers with twin full height, pull out larder units, feature glass display cupboards and double corner carousels; formica worktops and matching upstands; microwave cupboard with power point; 1½ tub stainless steel sink unit with swan neck mixer tap; double Neff electric oven; integrated Hotpoint fridge / freezer; Caple ceramic 4 ring hob with stainless steel extractor unit and light over; under cupboard lighting; integrated Smeg dishwasher; ceramic tiled floor; LED spotlights; tv aerial connection; wall mounted vertical radiator; sliding patio door to:-

Sun Room

15'7 x 6'8 (4.75m x 2.03m)

Double patio doors to rear; wall light; radiator.

Utility Room

9'10 x 7'5 (3.00m x 2.26m)

Range of laminate floor level cupboards with single drainer stainless steel sink unit and swan neck mixer tap; formica worktops; space and plumbing for washing machine and tumble dryer; Warmflow oil fired boiler; ceramic tiled floor; fluorescent light; radiator.

Stairs to:-

First Floor / Landing

Access to roofspace via slingsby type ladder (partially floored).

Bedroom 1

10'4 x 8'8 (3.15m x 2.64m)

Bedroom 2

14'4 x 8'7 (4.37m x 2.62m)

Hotpress with copper cylinder and Willis type immersion heater; shelving over.

Bedroom 3

9'7 x 7'9 (2.92m x 2.36m)

(maximum measurements)

Built in cupboard (fully shelved).

Shower Room

6'10 x 5'6 (2.08m x 1.68m)

White suite comprising quadrant shower cubicle with glass sliding shower door and side panel; Mira Sprint electric shower with telephone shower attachment; wash hand basin with mono mixer tap and high gloss cupboard under (shelved); dual flush wc; PVC clad walls and ceiling; LED spotlights; vinyl floor; extractor fan.

Gardens

Front garden laid out in artificial grass with paved path to front door.

Rear garden laid out in paving for ease of maintenance; water tap; gate to rear; oil storage tank.

Capital / Rateable Value

£87,500. Rates Payable = £799.49 per annum (approximately)



Total area: approx. 89.7 sq. metres (965.7 sq. feet)

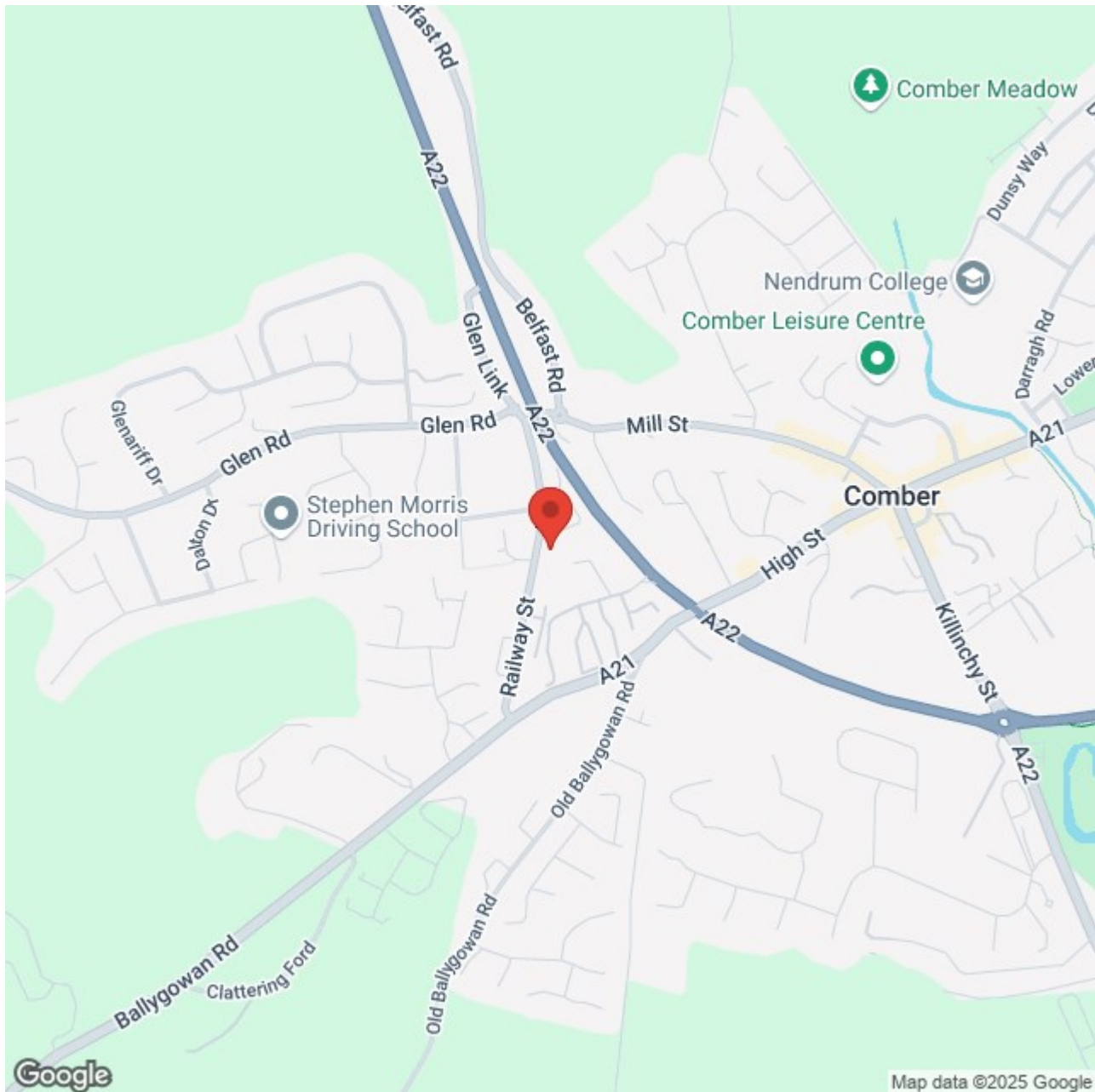
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

16 Railway Street, Comber









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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