

Tim Martin
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**38 De Wind Drive
Comber
BT23 5BJ**

**Offers Around
£130,000**

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SUMMARY

Set within walking distance of Comber village, this semi detached property occupies a spacious site and will appeal to the first time buyer, young couple or family.

The property is fitted with oil fired central heating and PVC double glazing and boasts well appointed accommodation to include a spacious lounge, fitted kitchen, covered utility area, shower room and three excellent sized bedrooms.

Outside a spacious driveway allows for off street parking whilst a separate workshop to the rear is perfect for those with a hobby or additional storage. Spacious, enclosed rear gardens are laid out in lawn with a paved area boasting excellent outside space for all to enjoy.

Comber village enjoys many local boutiques, coffee shops, restaurants, the local farmers market and local primary and secondary schools. For those wishing to commute, the Comber By-pass and an excellent public transport network allows for a convenient commute to Newtownards, Dundonald and Belfast city centre.

FEATURES

- Well Presented Semi Detached Property Set Within Walking Distance Of Comber
- Spacious Lounge
- Fitted Kitchen And Modern Shower Room
- Three Excellent Sized Bedrooms
- Covered Utility Area
- Driveway Providing Off Street Parking
- Workshop – Perfect For Those With A Hobby Or Additional Storage
- Oil Fired Central Heating And PVC Double Glazing
- Enclosed Spacious Rear Gardens Laid Out In Lawn With Paved Area
- Within Walking Distance Of Comber Village, Many Local Amenities, Schools and Public Transport

Entrance Hall

Glazed pvc entrance door; solid wood floor.

Lounge

14'3 x 12'5 (4.34m x 3.78m)

Marble effect fireplace with matching hearth; mahogany fire surround; solid wood floor; tv aerial connection point; corniced ceiling.

Kitchen

9'0 x 8'0 (2.74m x 2.44m)

Good range of oak high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; space for cooker; formica worktops; wood laminate floor; part tiled walls; pine tongue and groove ceiling; fluorescent lighting.

Rear Hall

Tiled floor; glazed pvc door; hotpress with lagged copper cylinder.

Wet Room

7'1 x 4'11 (2.16m x 1.50m)

Modern white suite comprising fully tiled walk in shower area; Mira thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled WC; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floors; pvc wall cladding.

Utility Area

12'4 x 6'7 (3.76m x 2.01m)

Tiled floor; space and plumbing for washing machine; space for fridge / freezer and tumble dryer; boiler house with Riello oil fired boiler; access to rear.

First Floor / Landing

Access to roofspace

Bedroom 1

15'6 x 9'11 (4.72m x 3.02m)

Built in storage cupboard; corniced ceiling.

Bedroom 2

10'8 x 8'6 (3.25m x 2.59m)

Bedroom 3

9'0 x 7'2 (2.74m x 2.18m)

Outside

Concrete driveway providing ample off street parking; spacious concrete area to front; fully enclosed rear gardens laid out in lawn; paved area; pvc oil storage tank; outside lights and water tap.

Workshop

15'0 x 9'0 (approx) (4.57m x 2.74m (approx))

Store

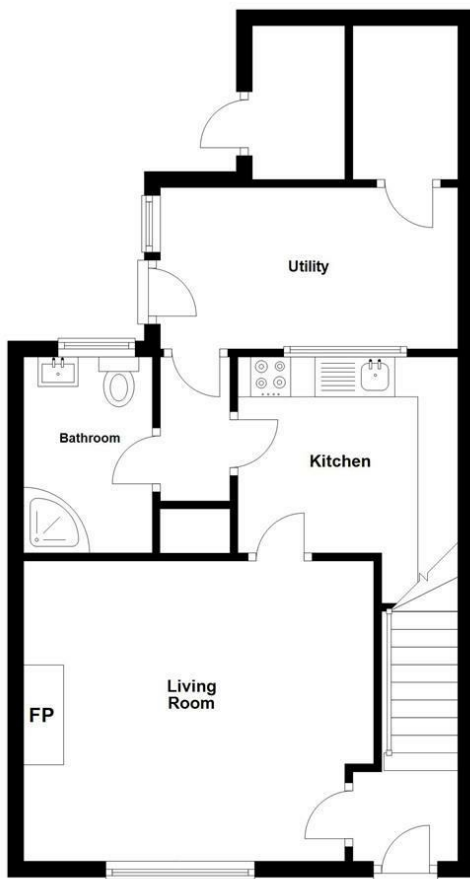
7'7 x 6'9 (2.31m x 2.06m)

Tenure
Freehold

Capitla / Rateable Value
£87,500. Rates payable = £799.49 per annum (approximately)

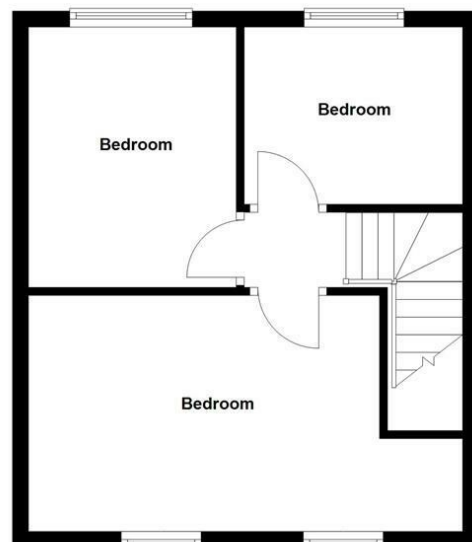
Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



First Floor

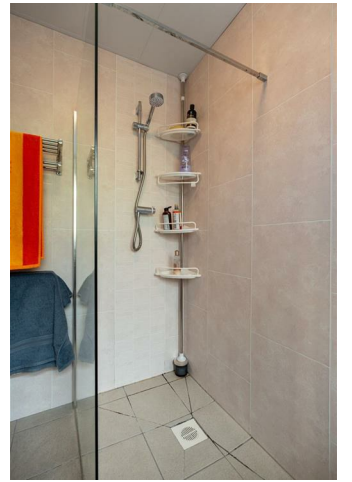
Approx. 34.3 sq. metres (369.3 sq. feet)



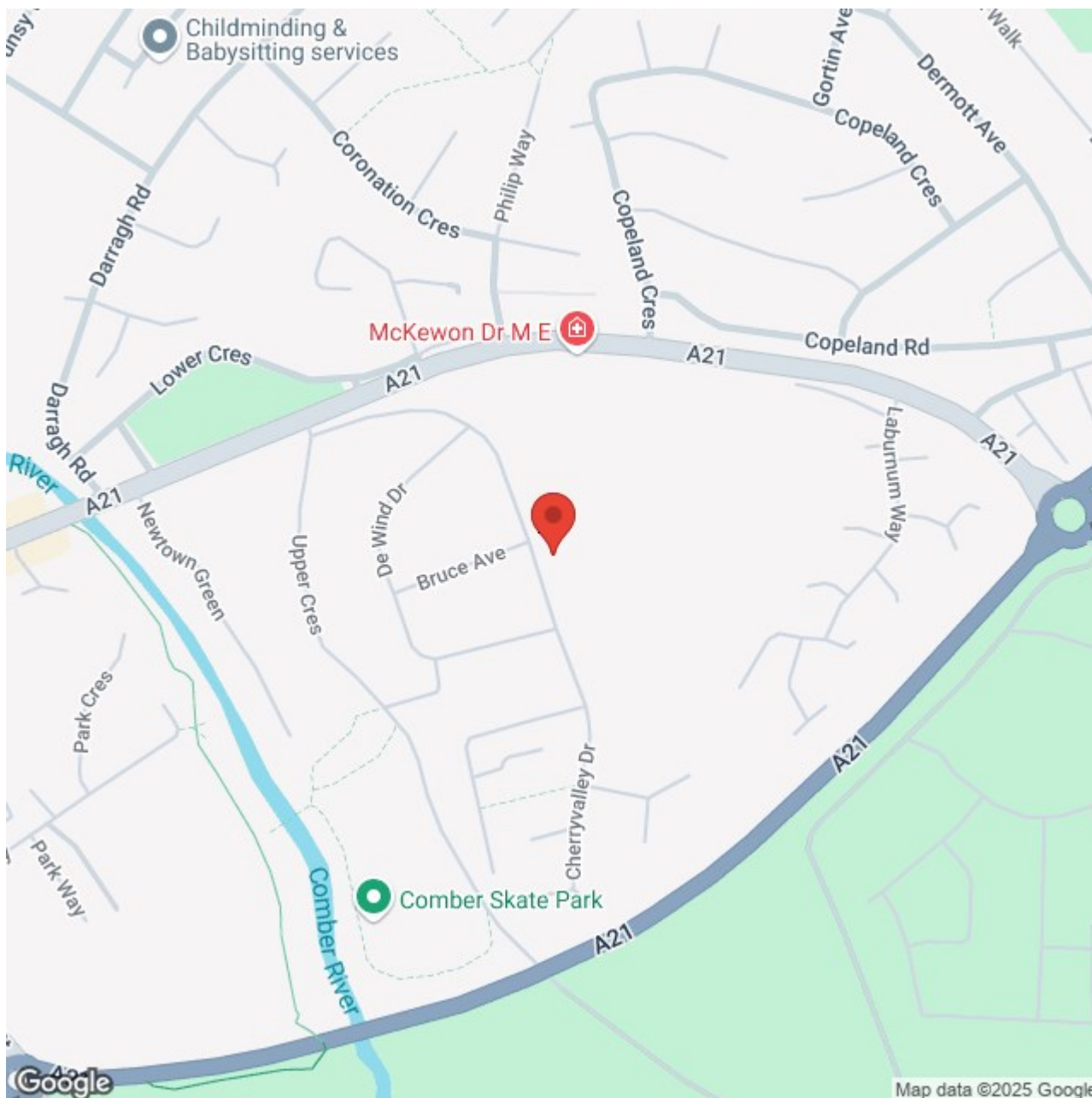
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Plan produced using PlanUp.

38 De Wind Drive, 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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