

Tim Martin
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**11 Meadow Brook
Comber
BT23 5ED**

**Offers Around
£185,000**

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SUMMARY

A well-presented semi-detached home, situated in a popular residential location with the benefit of a generous rear garden enjoying an open aspect.

The property features a lounge with wood burning stove, which opens through to a dining area, creating a bright and airy living space ideal for both everyday family life and entertaining guests. The well equipped kitchen opens out to the rear garden with two stores, which are currently being used as a laundry room and home office.

Upstairs three well proportioned bedrooms and family bathroom complete the accommodation.

Outside, the property boasts a spacious rear garden, laid out in lawn with brick patio area, two stores and a garden shed – offering an excellent, versatile outdoor space. The front of the property benefits from a bitmac drive providing ample off street parking.

The property is within walking distance to Comber's host of amenities including Comber Cricket Club, primary and secondary schools, shops, eateries and leisure centre. An excellent public transport service, and road network, allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre, as well as schools in the surrounding towns and Belfast.

FEATURES

- Well Presented Semi Detached Home
- Open Plan Lounge and Dining Room with Wood Burning Stove
- Well equipped Kitchen Opening to the Rear Garden
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Gas Fired Central Heating and Double Glazing
- Rear Garden Benefiting from an Open Aspect
- Two Spacious Stores (Currently Used as Laundry Room and Home Office)
- Within Walking Distance to Comber Cricket Club and Town Centre

Entrance Hall

Understairs storage cupboard with Valliant gas fired boiler; tongue and groove flooring; telephone connection point.

Lounge / Dining Room

24'2 x 12'10 (7.37m x 3.91m)

(Maximum - L Shaped)

Inglenook style fireplace with cast iron enclosed stove on slate hearth; tongue and groove flooring; tv aerial connection point; 12V spotlights.

Kitchen

13'1 x 8'11 (3.99m x 2.72m)

Maximum Measurements

Good range of high and low level cupboards and drawers with formica worktops incorporating Franke single drainer stainless steel sink unit with swan mixer tap; space for fridge / freezer; Logik electric oven; Logik 4 ring induction hob with stainless steel extractor fan and light over; space and plumbing for dishwasher; ceramic tiled floor; part tiled walls; 12v spotlights; door to rear garden.

Stairs to First Floor Landing

Tongue and groove flooring; storage cupboard with shelving.

Bedroom 1

8'9 x 7'5 (2.67m x 2.26m)

Tongue and groove flooring.

Bedroom 2

11'10 x 7'10 (3.61m x 2.39m)

Tongue and groove flooring; double built in wardrobe with mirror fronted sliding doors, concealed clothes rails and shelves.

Bedroom 3

11'10 x 9'11 (3.61m x 3.02m)

Tongue and groove flooring.

Bathroom

7'11 x 6'8 (2.41m x 2.03m)

White suite comprising panel bath with mixer taps and thermostatically controlled shower with wall mounted telephone shower attachment over; glass shower screen; pedestal wash hand basin with mono mixer taps; close coupled WC; 12v spotlights; part tiled walls; extractor fan; access to roofspace.

Outside

Bitmac drive providing ample off street parking.

Front garden laid out in lawns and planted with a selection of ornamental and flowering shrubs and trees.

Enclosed spacious rear gardens laid out in lawns with generous brick pavia patio area with open aspect; outside light and water tap.

Store 1

7'11 x 7'4 (2.41m x 2.24m)

Range of low level cupboards with formica worktop; space and plumbing for washing machine and tumble dryer; dimplex heater; light and power points.

Store 2**11'1 x 7'3 (3.38m x 2.21m)**

Electric fire with marble inset and hearth and hardwood surround; light and power points.

Garden Shed**7'9 x 6'0 (2.36m x 1.83m)****Tenure**

Leasehold

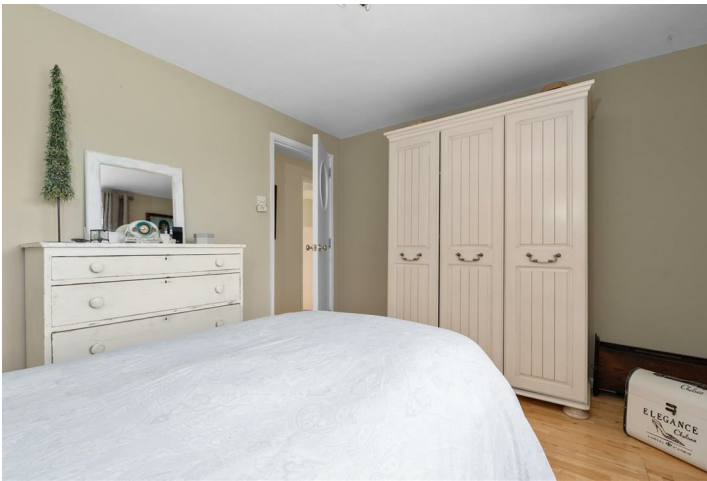
Ground Rent

£27 Per Annum (Approx)

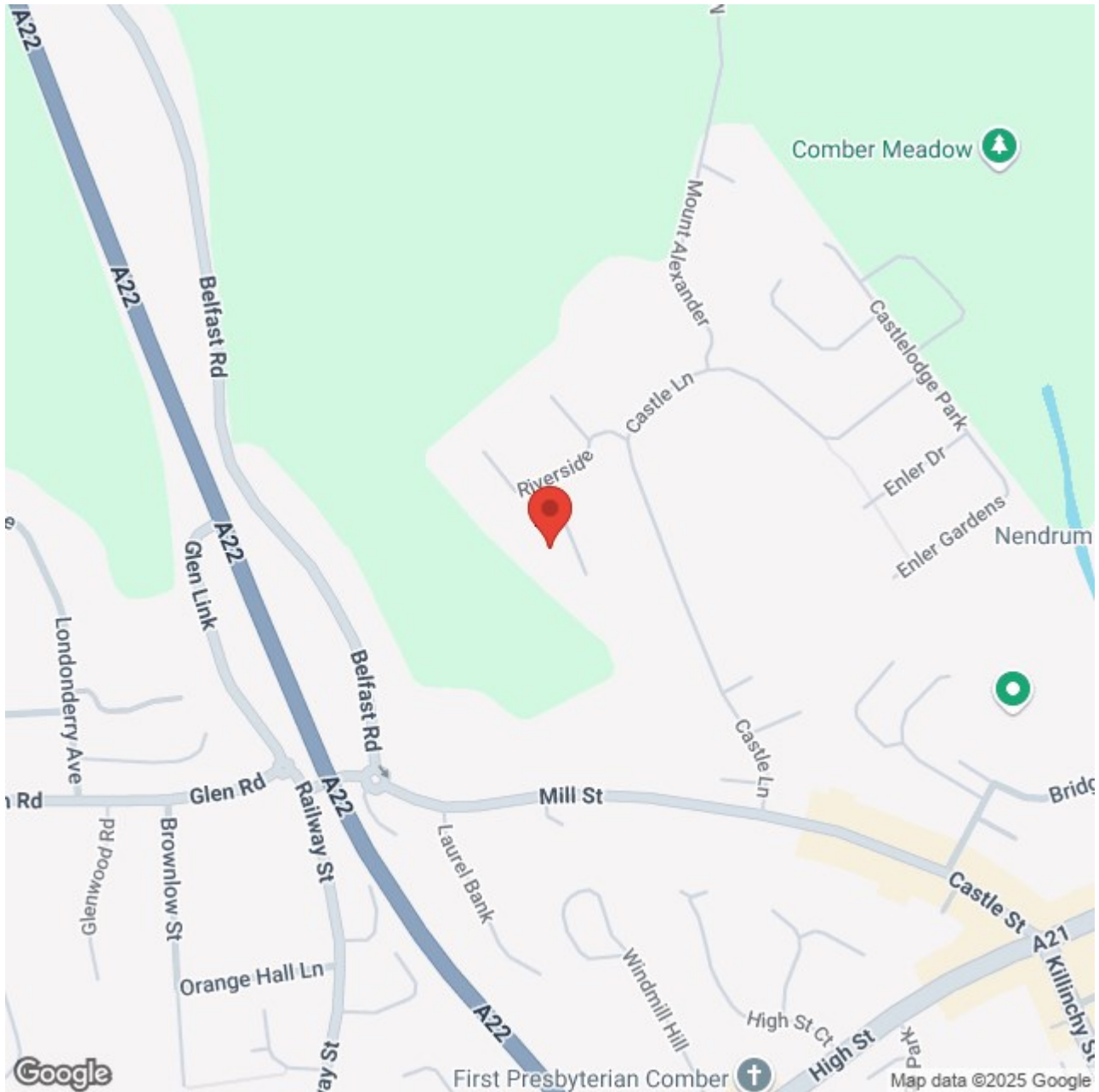
Capital / Rateable Value

£110,000. Rates Payable = £1,049.18 Per Annum (Approx)









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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