

**Tim Martin**  
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**37 Straiddorn Green  
Comber  
BT23 5DQ**

**Offers Around  
£109,950**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

This well-presented ground floor apartment not only offers a spacious living space but also has the benefit of front and rear gardens, making it ideal for a wide range of buyers including first-time purchasers, downsizers, or investors.

Internally, the hallway leads to the lounge, two generously sized bedrooms and bathroom. A separate modern fitted kitchen leads to the rear garden. Outside is equally impressive benefiting from off street parking and gardens to the front of the property. A private, enclosed rear garden is located to the rear - ideal for summer bar-be-ques.

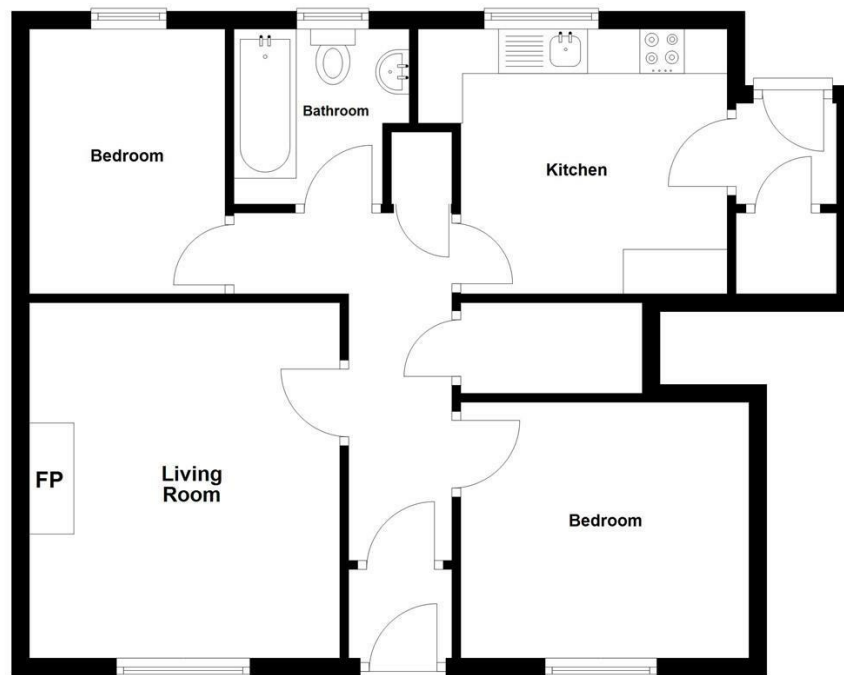
Within walking distance there are a good range of local amenities including doctors surgery, coffee shops, restaurants, boutiques and the local Farmer's Market. Both Comber Primary and Nendrum College are within close proximity. An excellent public transport network and ease of access to the Comber by-pass allows for a convenient commute to Newtownards, Dundonald and Belfast.

## FEATURES

- Well Presented Ground Floor Apartment
- Separate Lounge with Wood Laminate Floor
- Modern Kitchen Leading to Rear Garden
- Two Good Sized Bedrooms
- Bathroom with White Suite
- Double Glazing and Gas Fired Heating
- Off Street Parking to Front
- Enclosed, Private Rear Garden Laid Out in Lawn
- Within Walking Distance to Comber Square

### Ground Floor Apartment

Approx. 57.7 sq. metres (621.3 sq. feet)



Total area: approx. 57.7 sq. metres (621.3 sq. feet)

Photos and Plans by [houseflyni.co.uk](http://houseflyni.co.uk)  
Plan produced using PlanUp.

**37 Straiddorn Green, Comber**

### Entrance Porch

Glazed PVC entrance door; wood laminate floor; glazed door through to:-

### Entrance Hall

Wood laminate floor; built in storage cupboard; cloak cupboard.

### Lounge

**13'1 x 11'5 (3.99m x 3.48m )**

Wood laminate floor; TV aerial connection point.

### Kitchen

**12'2 x 9'10 (3.71m x 3.00m )**

Maximum Measurements

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating glazed single drainer sink unit with mono mixer tap; integrated Indesit electric double oven with Hotpoint 4 ring ceramic hob; extractor hood with curved glass inset over; space for fridge / freezer; space and plumbing for washing machine; wood laminate worktops; tiled splashback; tiled floor.

### Rear Hall

Glazed PVC door to rear; tiled floor; built in storage cupboard with Ideal gas fired boiler.

### Bedroom 1

**10'7 x 9'5 (3.23m x 2.87m )**

Wood laminate floor.

### Bedroom 2

**9'9 x 7'2 (2.97m x 2.18m )**

Wood laminate floor.

### Bathroom

**6'5 x 6'5 (1.96m x 1.96m )**

Modern white suite tongue and groove panelled bath with chrome mixer taps; thermostatically controlled shower unit with wall mounted telephone shower attachment; low flush WC; wall mounted wash hand basin with corner taps; tiled walls and floor.

### Outside

Brick pavia driveway to the front providing parking for two cars.

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn with patio area; outside light and water tap; access to side for bind etc.

### Tenure

Leasehold

### Management Charges

To be confirmed






### Capital / Rateable Value

£65,000. Rates Payable = £593.91 Per Annum (Approx)







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>76</b>	<b>76</b>
EU Directive 2002/91/EC	

**Comber** ■

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