

Tim Martin
— .co.uk



24 Belfast Road
Comber
BT23 5EW

Offers Around
£184,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An exceptional opportunity to acquire this beautifully presented and thoughtfully extended mid terrace cottage, ideally located on the ever popular Belfast Road, just a short stroll from the heart of Comber village and its many local amenities.

This charming home is finished to a high standard throughout and benefits from gas fired central heating and PVC double glazing. The accommodation comprises of a bright and spacious lounge featuring a gas fire and double doors that lead seamlessly into the open plan kitchen, living, and dining area. This contemporary space is superbly appointed with a comprehensive range of integrated appliances and an island unit, perfect for everyday family life and entertaining. The first floor boasts two excellent sized bedrooms, each with built-in wardrobes, and a beautifully finished bathroom featuring a stunning white suite.

Outside, spacious enclosed gardens are laid out in lawn with paved patio areas, ideal for outdoor relaxation and entertaining.

Comber village is thriving with local boutiques and artisan shops, café's, restaurants, and a local farmers market, which takes place on the first Thursday of every month. The Comber Greenway is only a short distance away, providing scenic cycles and walks as far as Belfast city centre. Those wishing to avail of the public transport on your doorstep can enjoy a convenient commute to Belfast and Newtownards.

FEATURES

- Well Presented and Extended Mid Terrace Cottage Situated in this Much Sought After Location of Comber
- Spacious Lounge with Gas Fire
- Open Plan Kitchen, Living and Dining Area with an Excellent Range of Integrated Appliances and Island Unit
- Two Excellent Sized Bedrooms with Built In Wardrobes
- Bathroom Fitted with a Stunning White Suite
- Gas Fired Central Heating and PVC Double Glazing
- Enclosed Rear Gardens with Paved Patio Areas
- Within Walking Distance to Local Shops, Coffee Shops, Schools and Public Transport
- Close Proximity to Comber Greenway Providing Beautiful Walks and Cycles into Belfast
- Perfect for the First Time Buyer, Young Couple or Those Wishing to Downsize

Entrance Hall

Glazed Pvc entrance door; tiled floor.

Lounge

18'0 x 13'0 (5.49m x 3.96m)

(maximum measurements)

Beautiful cast iron style fireplace with gas fire; tiled hearth; recessed spotlights; wood laminate floor; telephone connection point; glazed double doors through to:-

Open Plan Kitchen / Living & Dining Area

24'5 x 12'11 (7.44m x 3.94m)

(maximum measurements)

Excellent range of modern high and low level cupboards and drawers with matching island unit with light over incorporating glazed single drainer stainless steel sink unit with Quooker tap; integrated Belling electric under oven with 4 ring ceramic hob; extractor hood over with curved glass inset over; integrated Beko fridge; separate freezer; dishwasher; space and plumbing for washing machine; wood laminate worktops; tiled splashback; part tiled floor; part wood laminate floor; recessed spotlights; glazed Pvc door to rear.

First Floor Landing

Bedroom 1

13'1 x 12'4 (3.99m x 3.76m)

Built-in wardrobes with matching cupboards and drawers; built-in shelving; access to under eaves storage cupboards (Worcester gas fired boiler); Velux windows.

Bedroom 2

12'9 x 11'1 (3.89m x 3.38m)

Built-in wardrobes with matching cupboards and drawers and kneehole dressing table.

Bathroom

9'11 x 6'1 (3.02m x 1.85m)

Stunning white suite comprising freestanding bath tub with mono mixer tap and telephone shower attachment; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; sliding door; tiled walls and floor; towel radiator; recessed spotlights; velux window.

Outside

To the rear there is a patio area with steps leading to enclosed rear garden laid out in lawn; garden shed and water tap.

Capital Rateable Value

£105,000. Rates Payable = £1001.49 per annum (approx)

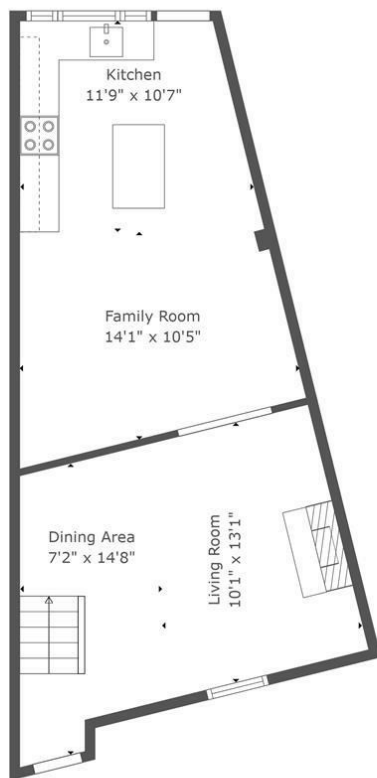
Tenure

Freehold

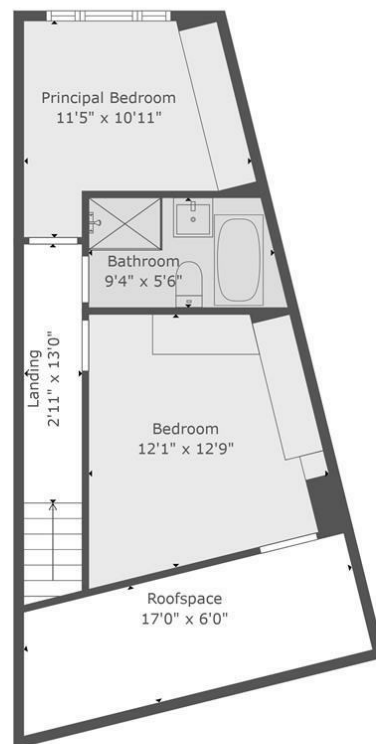






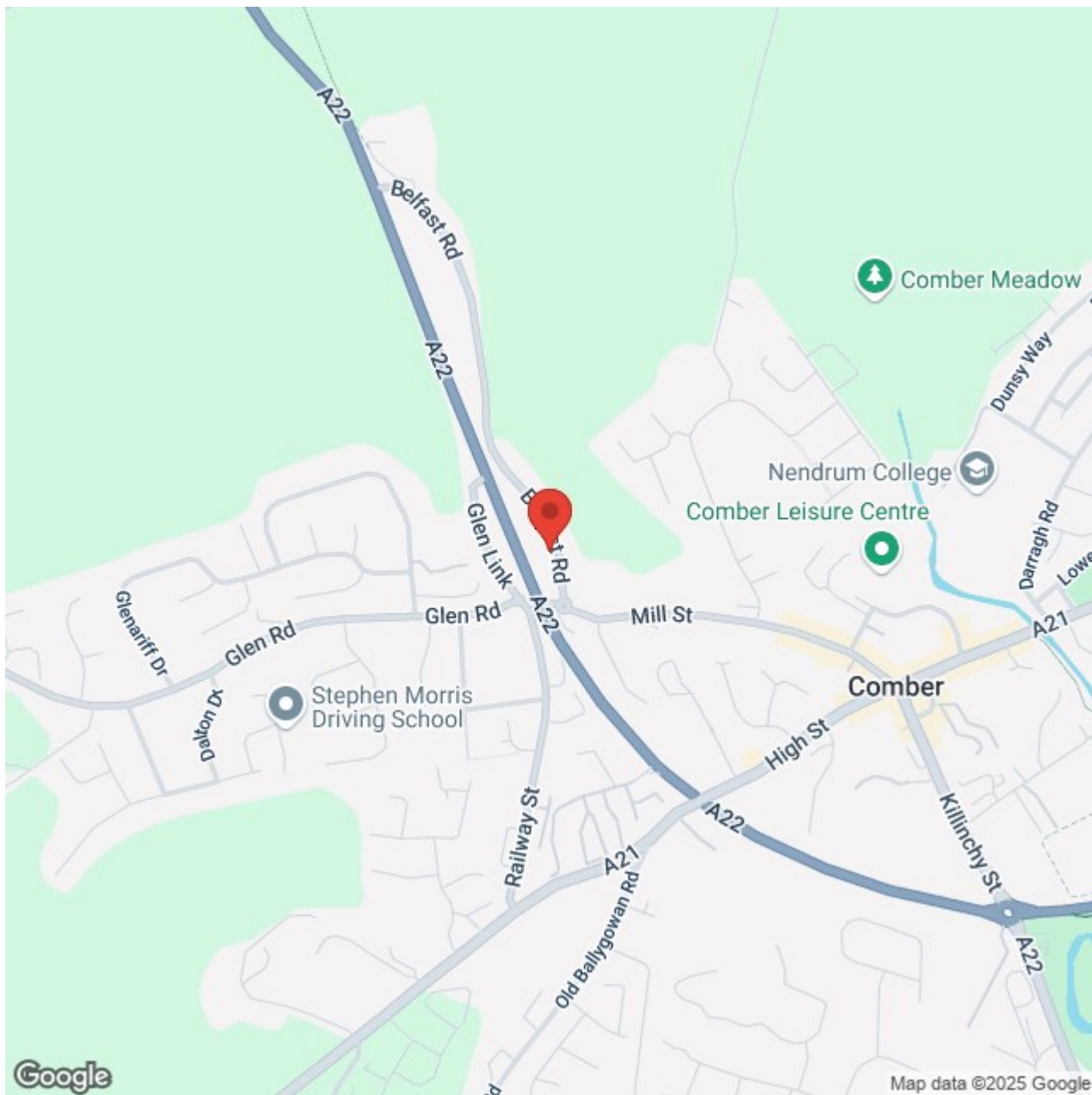


Floor 1



Floor 2

TOTAL: 904 sq. ft
 FLOOR 1: 474 sq. ft, FLOOR 2: 430 sq. ft
 EXCLUDED AREAS: LOW CEILING: 39 sq. ft
 WALLS: 100 sq. ft



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		

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.