

Tim Martin
— .co.uk



**31 Belfast Road
Comber
BT23 5EN**

**Offers Around
£199,950**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This recently modernised semi detached home enjoys views over the countryside to the rear, and is ideally located within walking distance of Comber town centre.

The accommodation is generous, and leaves nothing for the buyer to do only unpack! The ground floor comprises a lounge, modern kitchen opening through to the dining room and generous storage. Upstairs hosts three well proportioned bedrooms and family bathroom.

The front of the property provides generous off-street parking for 3 cars. The gardens to the rear are laid out in lawns and benefit from a large flagged and stoned patio area to maximise the far reaching views and providing an ideal space for summer barbeques.

The property is within walking distance to Comber's host of amenities including primary and secondary schools, shops, eateries and leisure centre. An excellent public transport service on the doorstep, 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

- Recently Modernised Semi Detached Home
- Bright and Spacious Lounge
- Modern Kitchen Opening Through to the Dining Room
- Superb Use of Storage
- 3 Well Proportioned Bedrooms
- Modern Bathroom with Bath and Walk In Shower
- Gas Fired Central Heating and Double Glazing
- Off Street Parking for Up to Three Cars
- Rear Gardens with Views Over the Countryside
- Within Walking Distance of Comber Square

Entrance Hall

Approached via glazed Upvc door with matching side panel; wood laminate floor; 12V spotlighting; understairs storage cupboard; cloak cupboard.

Lounge

12'11 x 12'0 (3.94m x 3.66m)

TV aerial connection point; corniced ceiling.

Kitchen

13'1 x 7'11 (3.99m x 2.41m)

Excellent range of painted effect high and low level cupboards and drawers with matching wine racks; 1½ tub single drainer stainless steel sink unit with mono mixer taps; formica worktops; space for fridge / freezer; space and plumbing for washing machine; Hotpoint double electric oven with 4 ring ceramic hob; Hotpoint stainless steel extractor unit and light over; part tiled walls; wood laminate floor; 12v spotlights; door to rear gardens; open through to:-

Dining Room

10'11 x 8'11 (3.33m x 2.72m)

Wood laminate flooring.

Stairs to First Floor / Landing

Access to roofspace via slingsby type ladder (floored).

Bathroom

7'11 x 7'6 (2.41m x 2.29m)

White suite comprising panel bath with chrome mixer taps; walk in shower unit with thermostatically controlled shower with adjustable and rain shower heads; glass shower screen; PVC clad walls; semi - pedestal wash hand basin with chrome mono mixer tap; close coupled WC; heated towel radiator; vinyl floor; 12v spotlights; extractor fan; part tiled walls.

Bedroom 1

10'11 x 10'9 (3.33m x 3.28m)

With views over the surrounding countryside.

Bedroom 2

11'2 x 9'10 (3.40m x 3.00m)

Excellent range of clothes rails and shelving.

Bedroom 3

9'1 x 8'1 (2.77m x 2.46m)

Built in storage cupboard with shelving.

Front Garden

Parking for 3 cars; flower beds with a selection of ornamental and flowering shrubs; access to rear gardens.

Rear Gardens

Enclosed rear gardens laid out in lawns with generous flagged and stoned patio area overlooking the countryside; flowerbeds planted with a selection of ornamental and flowering shrubs; garden shed with light and shelving; outside light and water tap.

Tenure

Leasehold

Ground Rent

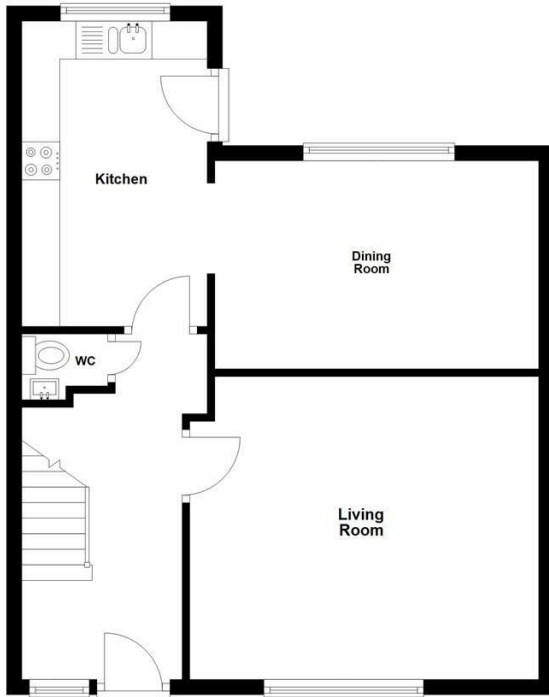
£30 Per Annum (Approx)

Capital / Rateable Value

£115,000. Rates Payable = £1,050.76 Per Annum (Approx)

Ground Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



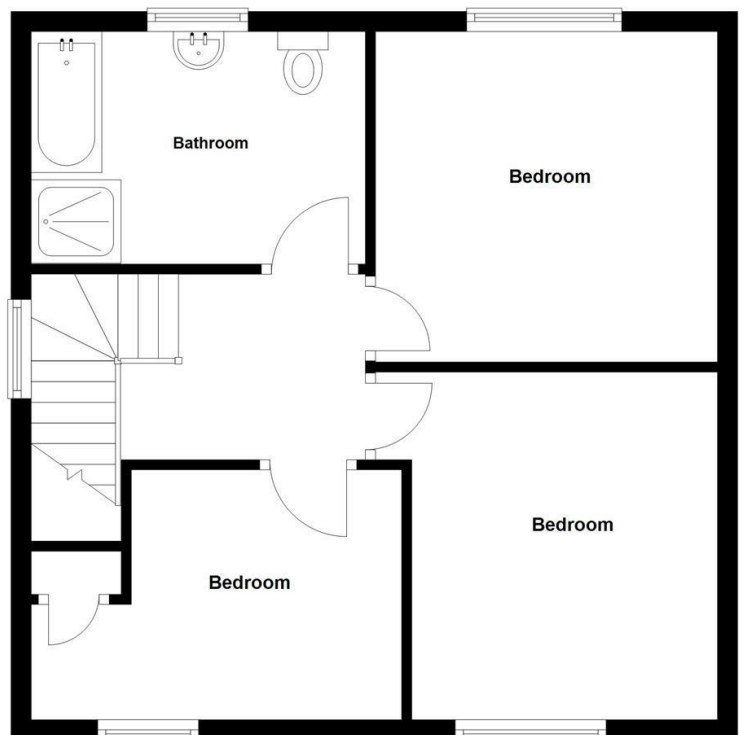
Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

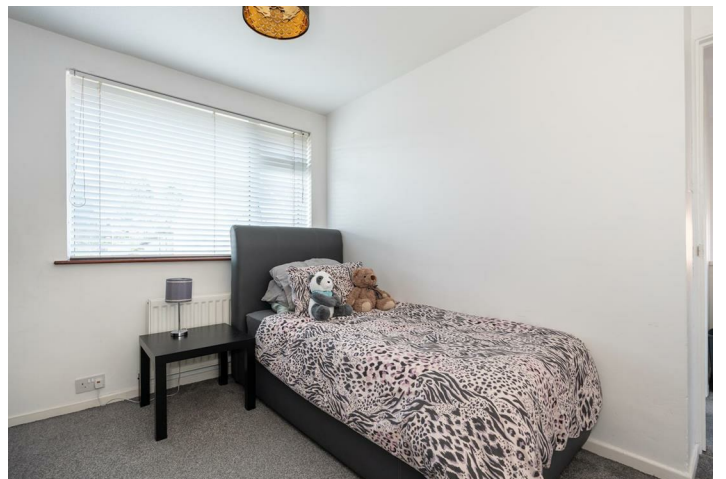
31 Belfast Road, Comber

First Floor

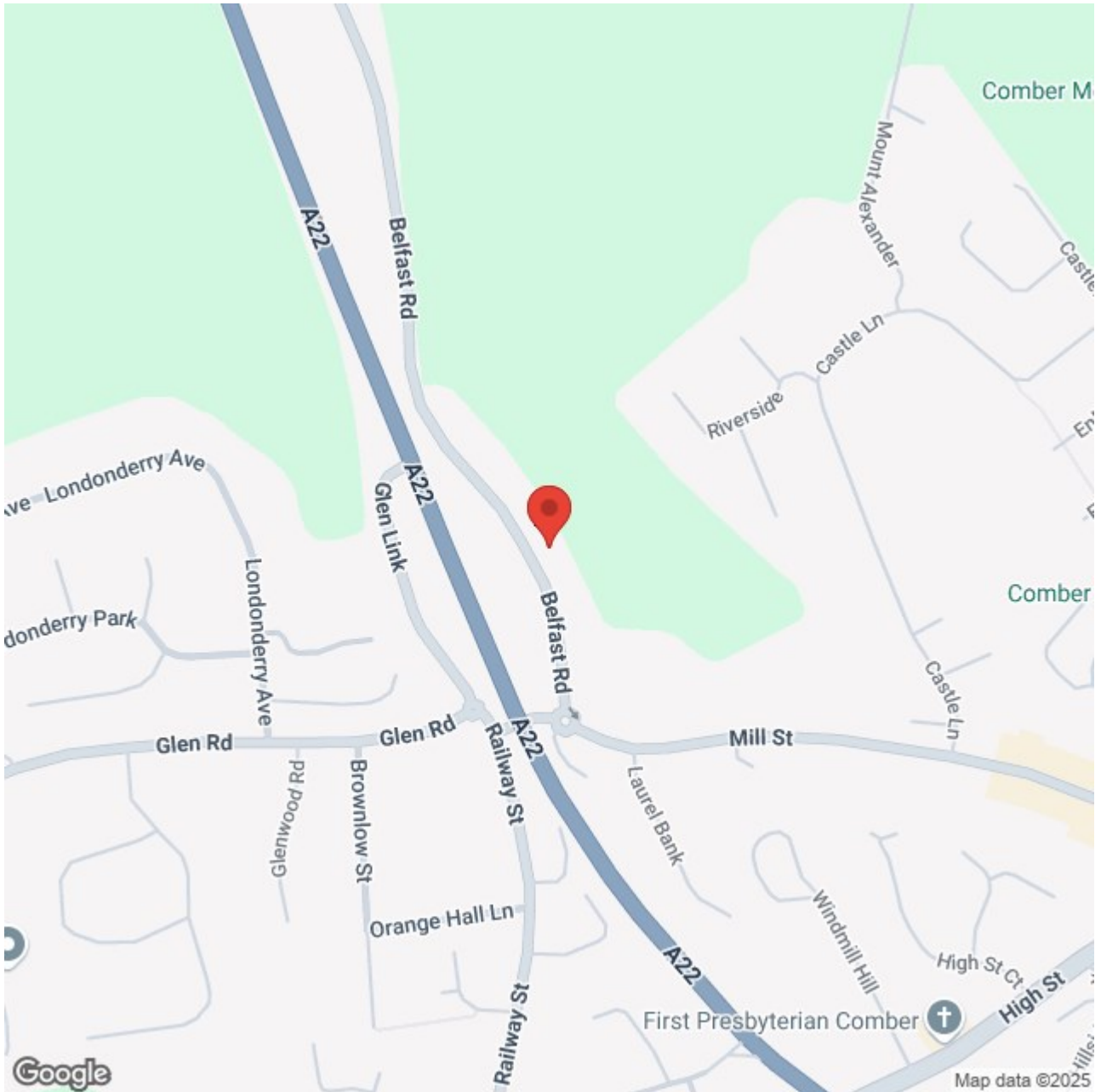
Approx. 46.3 sq. metres (497.9 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	75
(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.