

Tim Martin
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**17 Copeland Road
Comber
BT23 5HU**

**Offers Around
£174,950**

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SUMMARY

This semi-detached home is set in a much sought after area and only a short walk to Comber Square.

Benefiting from recently installed gas fired heating and rewiring throughout, this home is ready for the new buyer to put their own stamp on and enjoy. The lounge, with open fire, opens through to the dining room and in turn to the kitchen, which has an abundance of storage. The first floor hosts three well proportioned bedrooms and shower room.

The outside space is equally impressive. The front garden is laid out in lawn with a bitmac driveway providing ample parking, leading to the detached garage. The beautiful rear garden, with patio area, offers an ideal space for children to play, summer bar-be-ques, gardening enthusiasts, or simply relaxing.

An excellent range of local amenities are within walking distance including doctors surgery, coffee shops, restaurants, boutiques and the local Farmer's Market. 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

- Semi Detached Home in a Sought After Location
- Lounge with Open Fire and Separate Dining Room
- Kitchen with Generous Storage and Access to Side
- Downstairs WC
- 3 Well Proportioned Bedrooms
- Modern Shower Room
- Gas Fired Heating and Double Glazing
- Driveway for 2 Cars Leading to Detached Garage
- Beautiful Rear Gardens with Patio Area
- Within Walking Distance to Comber Square and Public Transport

Entrance Hall

Glazed Upvc door with matching glazed side panel; wood laminate floor; under stairs storage.

WC

White suite comprising close coupled WC; wash hand basin; tiled walls; Vortice extractor fan.

Lounge

14'0 x 13'3 (4.27m x 4.04m)

Open fire in tiled fireplace with tiled hearth and wooden mantle; wood laminate floor; Openreach connection point; corniced ceiling; glazed double doors through to:-

Dining Room

10'4 x 8'3 (3.15m x 2.51m)

Wood laminate floor; open through to:-

Kitchen

11'11 x 10'3 (3.63m x 3.12m)

Good range of high and low level cupboards and drawers with glazed display cupboards incorporating 1½ tub single drainer stainless steel sink unit with mono mixer taps; formica worktop and matching breakfast bar; Tricity Bendix double electric oven with 4 ring ceramic hob; concealed extractor fan and light over; space for fridge / freezer; washing machine and dishwasher; part tiled walls; wood laminate floor; pine tongue and groove ceiling; Ideal Logic Combi C30 gas fired boiler; door to side.

Stairs to First Floor / Landing

Access to roofspace via folding ladder; cupboard with shelving.

Bedroom 1

13'11 x 9'7 (4.24m x 2.92m)

(Maximum Measurements)

Two built in wardrobes with shelving and clothes rails.

Bedroom 2

10'3 x 8'3 (3.12m x 2.51m)

(Minimum Measurements)

Shower Room

7'2 x 4'10 (2.18m x 1.47m)

White suite comprising rectangular shower unit with Triton Seville electric shower and telephone shower attachment; glass sliding shower door and side panels; vanity unit with wash hand basin and chrome mono mixer taps; cupboards and drawers below; close coupled WC; chrome heated towel radiator; PVC clad walls; ceramic tiled floor; pine tongue and groove ceiling.

Bedroom 3

10'3 x 6'9 (3.12m x 2.06m)

Outside

Bitmac drive providing ample parking and leading to:-

Garage

18'9 x 9'9 (5.72m x 2.97m)

Roller door; light and power points.

Gardens

Front garden laid out in lawns; stoned flowerbeds; flagged and brick path and patio area.

Enclosed rear gardens laid out in lawns with generous brick patio area; additional stoned patio area with raised flowerbeds; flagged and concrete paths; outside light; water tap.

Tenure

Leasehold

Ground Rent

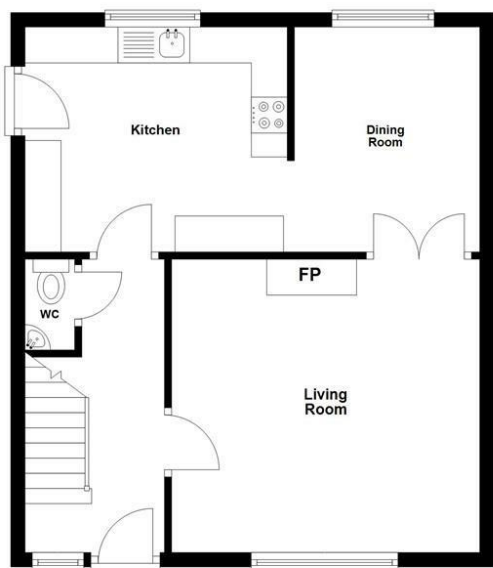
£25 Per Annum (Approx)

Capital / Rateable Value

£100,000. Rates Payable = £913.70 Per Annum (approx)

Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



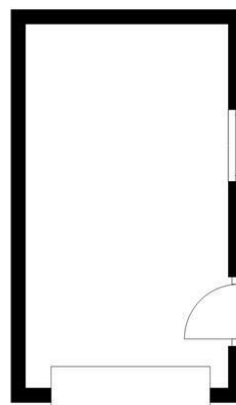
First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Garage

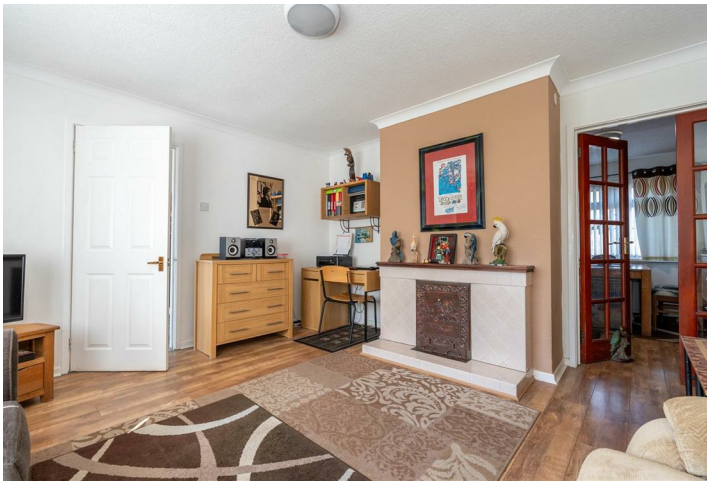
Approx. 15.0 sq. metres (161.5 sq. feet)



Total area: approx. 98.0 sq. metres (1054.8 sq. feet)

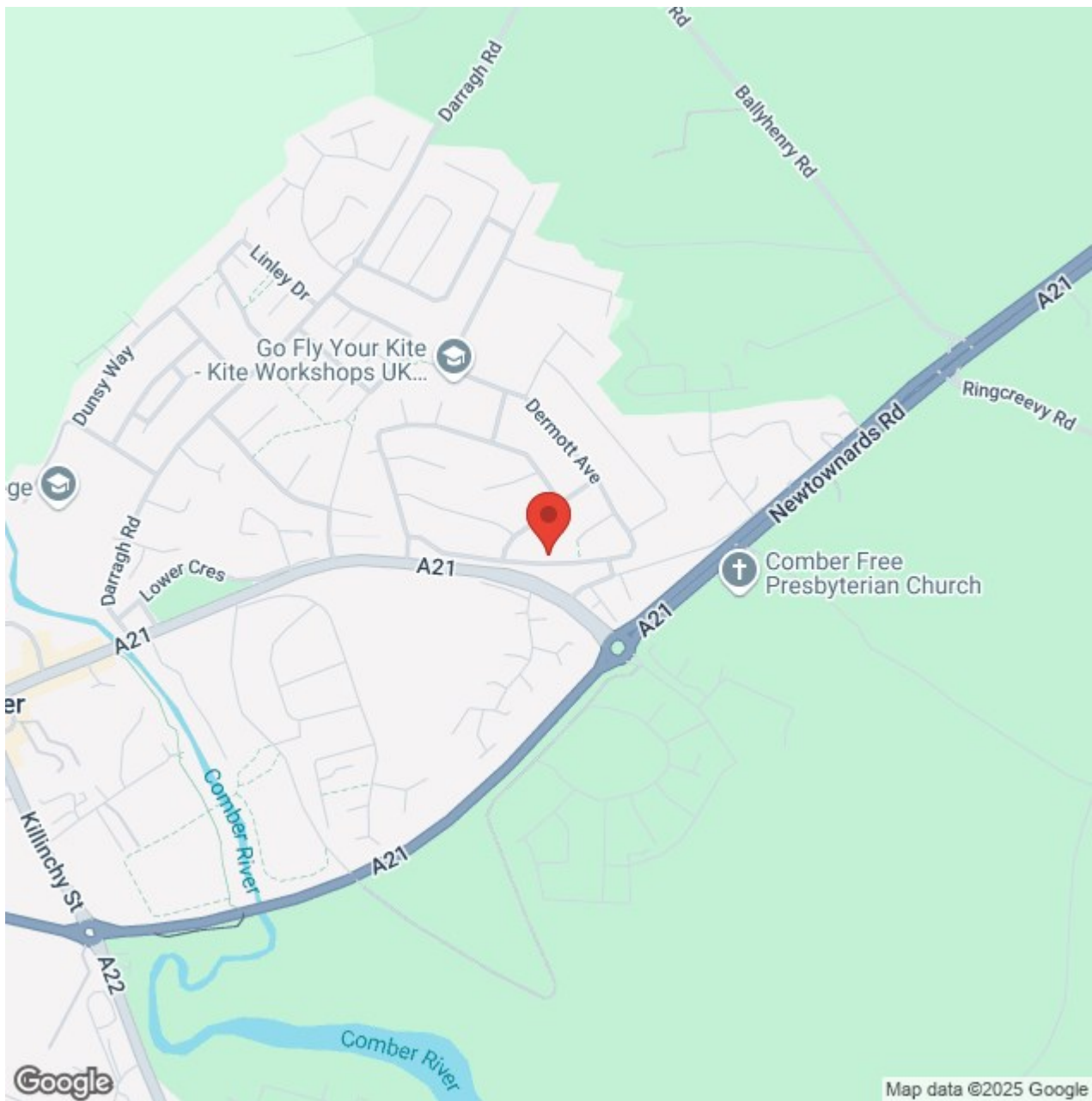
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

17 Copeland Road, 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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