



## 20 Castle Lane

Comber, BT23 5EB

Offers in the region of £109,950



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## Upvc Front Door

### Porch

The hallway at the entrance provides a warm welcome with its carpeted floor and natural wood trims around the door and window. The front door opens directly onto the street, and a radiator ensures the space remains cosy during colder months. A glimpse of the stairs leading up to the first floor is visible from here.

### Living Room

12'5" x 11'1" (3.78m x 3.38m)

The living room is a bright and welcoming space featuring a large window that fills the room with natural light. A charming brick fireplace with a hearth forms a cosy focal point, flanked by built-in shelves and cupboards for storage. The staircase with wooden balustrades leads upstairs, adding character to this comfortable room.

### Kitchen

The kitchen offers a practical layout with wooden wall and base cabinets providing ample storage. The tiled splashbacks in mustard, green, and cream add a splash of colour, coordinating nicely with the wooden ceiling above. The slate tiled floor continues into this room, where a washing machine and electric cooker are fitted. A window over the sink looks out onto the rear courtyard.

### Back Porch

The back porch is a useful space linking the kitchen to the bathroom, with external access to the rear courtyard. The slate flooring continues here for easy maintenance, and the porch leads directly into the bathroom.

## Bathroom

8'6" x 6'11" (2.59m x 2.11m)

The bathroom features a traditional style with a white suite including a panelled bath, pedestal basin, and toilet. A separate corner shower cubicle with a modern electric shower unit is also fitted. The flooring is tiled in slate, consistent with the kitchen and porch. A frosted window allows natural light while maintaining privacy. The wood panelled bath surround and neutral wall tiles complete the simple yet functional space.

## Landing and Stairs

The stairway to the first floor is carpeted and has wooden handrails and balustrades, maintaining the traditional feel seen throughout the home. The stairwell is bright, with white walls and soft lighting for safety.

## Bedroom 1

13'8" x 12'5" (4.18 x 3.80)

Bedroom 1 has a feature fireplace and 2 windows at the front allowing natural light to flood in.

## Bedroom 2

10'9" x 6'11" (3.28m x 2.11m)

The second bedroom is a smaller, cosy room .

## En-Suite WC

A convenient cloakroom with a simple white suite including a pedestal washbasin and close-coupled toilet. The flooring is a wood effect herringbone vinyl, which is easy to maintain, and the white walls create a bright, clean space ideal for guests or everyday use.

## Rear Garden

The garden enjoys a blend of paving and gravel areas with mature shrubbery and planting beds. There is a

small shed for storage and a bench seating area surrounded by greenery, creating a peaceful outdoor space. The garden features a small stream running along one side, adding a soothing natural element. Various seating areas and well-maintained planting provide a charming and private retreat to enjoy the outdoors.

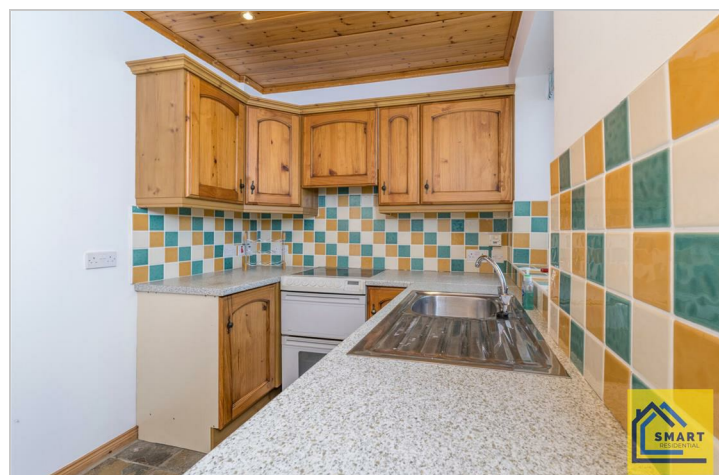
### Rear Courtyard

The rear courtyard provides a hard landscaped area immediately outside the back door, with a paved surface ideal for outdoor furniture or storage. It offers access to the garden .

### DISCLAIMER

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### Landing



## Road Map



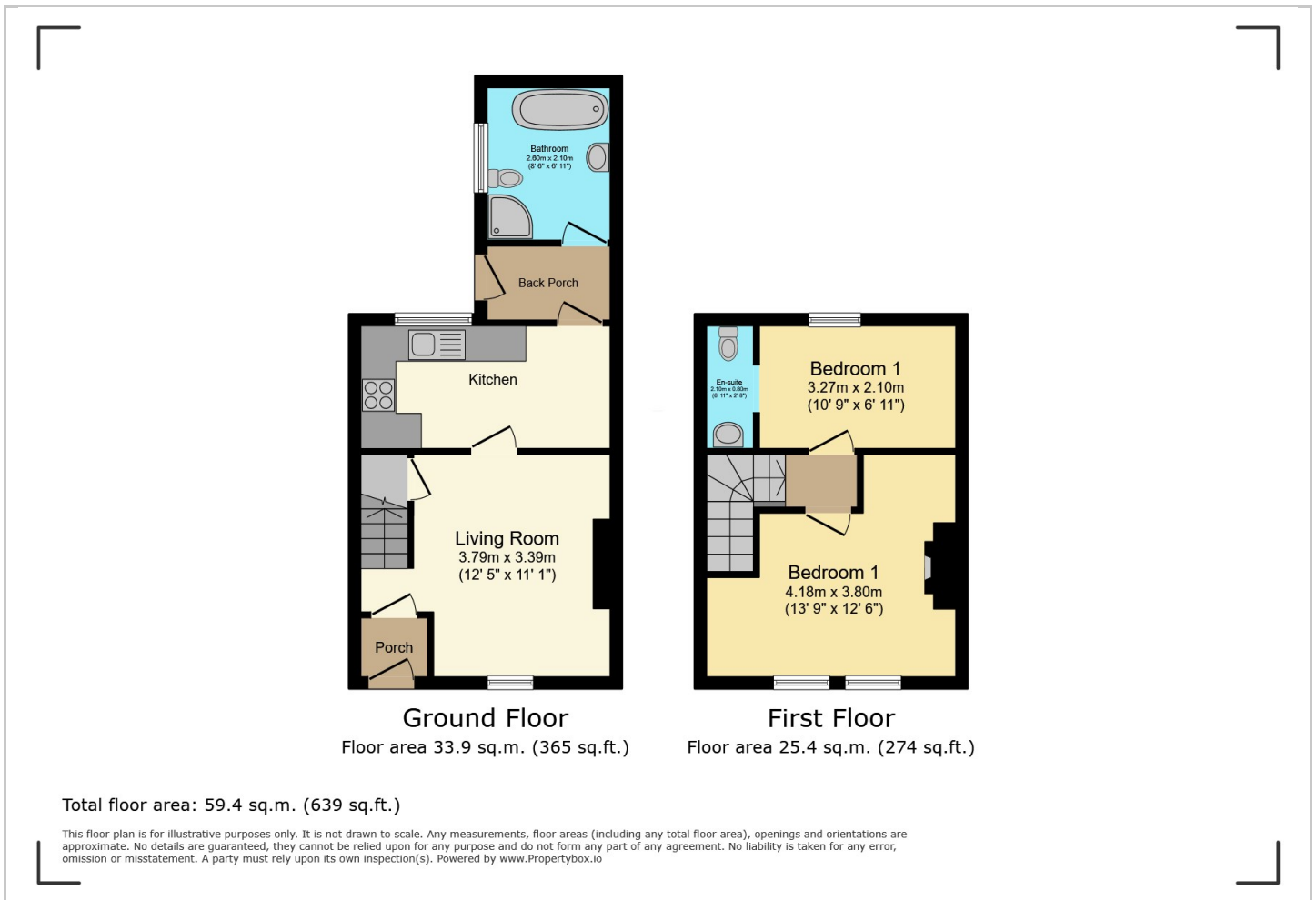
## Hybrid Map



## Terrain Map



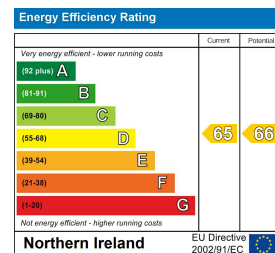
## Floor Plan



## Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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