

**Tim Martin**  
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23 Newtownards Road  
Comber  
BT23 5AZ

Offers Around  
£187,000

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## SUMMARY

A deceptively spacious detached chalet bungalow, occupying a superb site, set back off the Newtownards Road, Comber and within walking distance to the bustling Co. Down village.

The property does require modernisation, however, offers the purchaser the opportunity to put their own stamp on it and create their own dream home in this convenient and desirable location. Fitted with oil fired central heating and uPVC double glazing, the property comprises of a spacious lounge, fitted kitchen with dining area which opens through to the living room and overlooks the rear gardens. The ground floor is further complimented by a bathroom and bedroom with built in wardrobes, whilst the first floor enjoys two further bedrooms.

Outside, a spacious driveway provides excellent parking for several cars and makes way to the attached garage. Gardens to the front are laid out in lawn, whilst the fully enclosed private rear gardens boast excellent amenity space with a southerly aspect.

Comber village enjoys a wealth of local boutiques, coffee shops, restaurants, butchers and chemist and is home of the local Farmers Market. The local primary and secondary schools are within walking distance, whilst public transport is located only yards away, making Newtownards and Belfast both easily accessible.

The property is perfect for the growing and established families or those looking to downsize with convenience in mind!

## FEATURES

- Deceptively Spacious Detached Chalet Bungalow
- Priced To Allow For Modernisation
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Dining Area
- Bathroom With Coloured Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Attached Garage
- Within Walking Distance To Local Amenities, Schools And Public Transport
- Perfect For The Growing And Established Families Or Those Looking To Downsize

## **Entrance Hall**

Glazed hardwood entrance door with matching side lights; under stairs storage cupboard.

## **Lounge**

**13'4 x 12'9 (4.06m x 3.89m)**

Tiled fireplace with matching hearth; open fire; TV aerial connection point; corniced ceiling.

## **Bathroom**

**7'3 x 4'7 (2.21m x 1.40m )**

Coloured suite comprising panelled bath; Redring electric shower unit with wall mounted telephone shower attachment; pedestal wash hand basin; low flush WC; tiled walls; pine tongue and groove ceiling.

## **Dining Area**

**8'11 x 7'5 (2.72m x 2.26m)**

(Max Measurements)

Tiled floor; open through to:-

## **Kitchen**

**12'11 x 7'8 (3.94m x 2.34m)**

Good range of high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; space for electric cooker; extractor unit over; space for fridge freezer; space and plumbing for washing machine; laminate worktops with matching breakfast bar; tiled floor; open archway through to:

## **Living Area**

**12'11 x 10'0 (3.94m x 3.05m )**

Sliding doors to rear; TV aerial connection point.

## **Rear Hall**

### **Bedroom 1**

**10'5 x 8'11 (3.18m x 2.72m )**

Built in sliding robes.

### **First Floor / Landing**

Access to under eaves storage

### **Bedroom 2**

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

Built in storage cupboard

### **Bedroom 3**

**12'3 x 7'2 (3.73m x 2.18m )**

(Max Measurements)

Hotpress with insulated copper cylinder; access to roofspace.

## **Outside**

Spacious driveway providing excellent car parking leading to:

### **Attached Garage**

**16'4 x 8'11 (4.98m x 2.72m)**

Double wooden doors; light and power points; Grant condensing oil fired boiler; rear access.

## **Gardens**

Front gardens laid out in lawn with well stocked flowerbeds. Fully enclosed south facing rear gardens laid out in lawn with tiered flowerbeds hosting a wonderful selection of ornamental and flowering shrubs, outside lights and water tap; PVC oil storage tank.

## **Capital / Rateable Value**

£175,000. Rates Payable = £1524.60 per annum (approx)

## **Tenure**

Leasehold

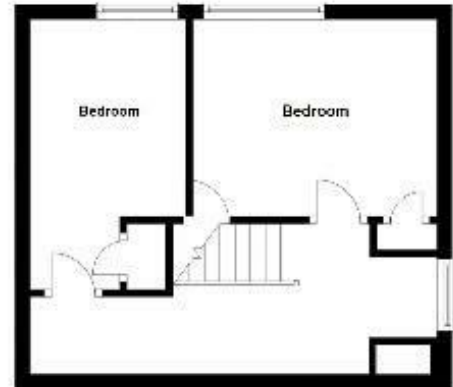
### Ground Floor

Approx. 78.5 sq. metres (844.8 sq. feet)



### First Floor

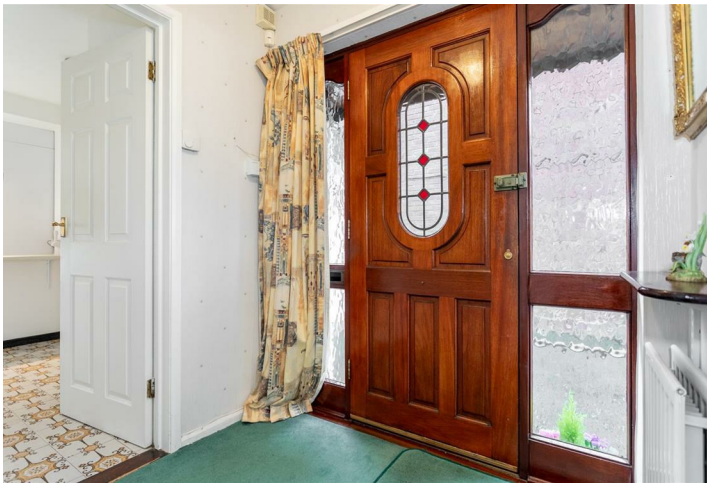
Approx. 27.2 sq. metres (292.9 sq. feet)



Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

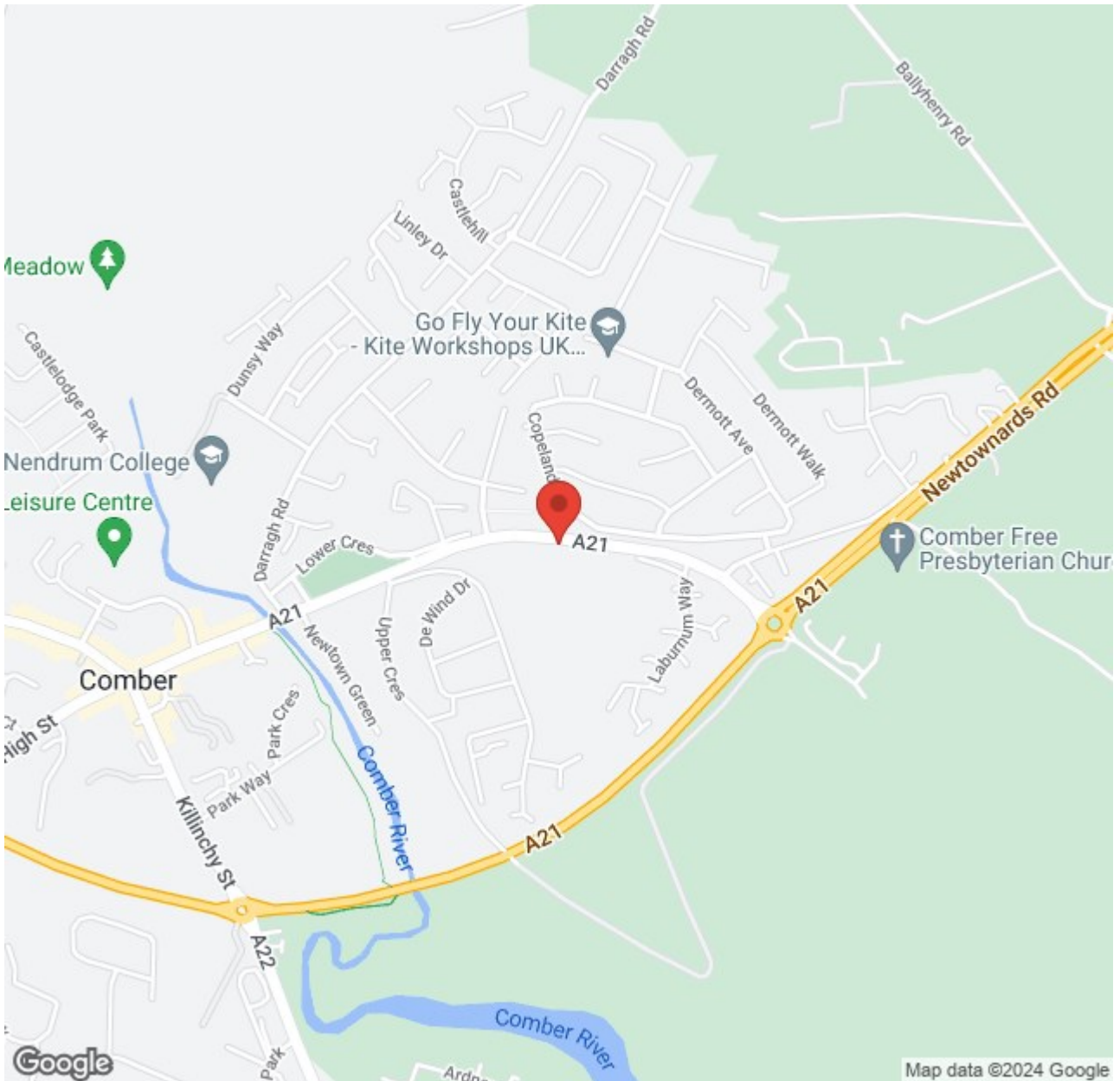
Photography and Floor Plans by houseplan.co.uk  
Plan produced using PlanUp.

**23 Newtownards 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	52	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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