

Tim Martin
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**6 Laburnum Court
Comber
BT23 5YE**

**Offers Around
£129,950**

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SUMMARY

A well presented and spacious semi detached property, situated within walking distance of Comber town square, primary and secondary schools and public transport.

The property is fitted with oil fired central heating, double glazing and boasts bright and spacious accommodation comprising of lounge, fitted kitchen with dining area, two excellent sized bedrooms and bathroom with a white suite. Outside, a brick pavia driveway provides ample off street parking whilst fully enclosed rear gardens with raised decking area are easily maintained.

Comber by-pass is within close proximity allowing for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre.

The property is ideal for the first time buyer, young couple or investor.

FEATURES

- Well Presented And Spacious Semi Detached Property
- Two Excellent Sized Bedrooms
- Fitted Kitchen With Dining Area
- Bathroom With White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Providing Ample Off Street Parking
- Fully Enclosed And Easily Maintained Gardens With Decking Area
- Close To Local Schools, Public Transport and Comber Town Square
- Convenient Commuting Distance To Newtownards, Dundonald And Belfast
- Ideal for the First Time Buyer, Young Couple or Investor



Entrance Hall:

UPVC entrance door; wood laminate floor; telephone connection point.

Lounge:

13'8" x 11'5" max meas (4.17m x 3.48m max meas)

Modern fire surround with slate hearth; wood laminate floor; under stair storage cupboard.

Kitchen / Dining Area:

14'9" x 10'5" (4.50m x 3.18m)

Good range of painted finish high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with chrome taps; space for electric cooker; space and plumbing for washing machine; formica worktops; tiled splashback; tiled floor.

Rear Hall:

Tiled floor; glazed upvc door to rear.

First Floor / Landing:

Access to roofspace; hotpress with lagged copper cylinder.

Bedroom 1:

13'6" x 11'5" (4.11m x 3.48m)

Built-in storage cupboard.

Bedroom 2:

10'9" x 7'11" (3.28m x 2.13m)

Bathroom:

7'5" x 7'5" max meas (2.26m x 2.26m max meas)

White suite comprising panelled bath with mixer tap; Triton electric shower with wall mounted telephone shower attachment; wall mounted wash hand basin with corner taps; low flush wc; part tiled walls; tiled floor.

Outside:

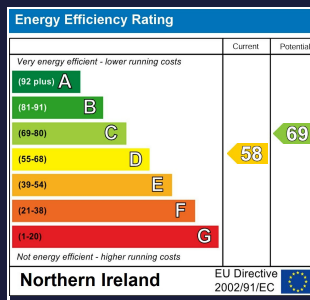
Spacious brick pavia driveway; decorative gravelled area to the front; fully enclosed rear garden with raised decking area.

Capital / Rateable Value

£82,500. Rates Payable = £718.74 (per annum)

Tenure

Leasehold



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

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

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