

**Tim Martin**  
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**32 Copeland Crescent  
Comber  
BT23 5HY**

**Offers Around  
£144,950**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

Situated within walking distance of Comber village, local schools and public transport, this spacious mid terrace property is perfect for the first time buyer, young couple or family.

The property is fitted with oil fired central heating and double glazing, with the accommodation comprising of a spacious lounge, dining room, fitted kitchen, three excellent sized bedrooms and shower room, fitted with a white suite. Outside, easily maintained and fully enclosed gardens are located to the front and rear, providing excellent amenity space for all.

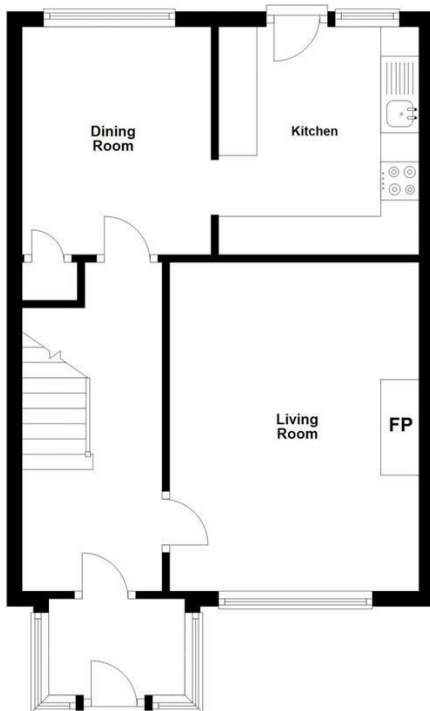
Easy access to the Comber by-pass allows for a convenient commute to Newtownards, Dundonald and Belfast city centre.

## FEATURES

- Mid Terrace Property Situated Within This Popular Residential Area
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen and Shower Room
- Oil Fired Central Heating And Double Glazing
- Fully Enclosed And Easily Maintained Front And Rear Gardens
- Perfect For The First Time Buyer, Young Couple Or Family
- Within Walking Distance Of Comber Village, Local Schools And Public Transport
- Easy Access To Comber By-Pass Allowing For A Convenient Commute To Belfast And Newtownards

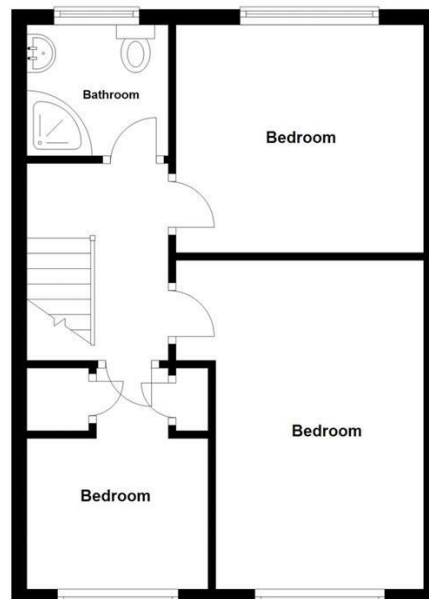
### Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 79.4 sq. metres (855.1 sq. feet)

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

**32 Copeland Crescent, Comber**

### **Entrance Hall**

**5'10 x 4'0 (1.78m x 1.22m)**

UPVC entrance door; PVC door leading to:-

### **Entrance Hall**

Telephone connection point

### **Lounge**

**14'1 x 10'8 (4.29m x 3.25m)**

Feature stone fireplace with tiled hearth; tv aerial connection point.

### **Dining Room**

**14'1 x 10'8 (4.29m x 3.25m )**

Under stairs storage cupboard.

### **Kitchen**

**9'8 x 8'8 (2.95m x 2.64m )**

Good range of laminate high and low level cupboards and drawers with matching leaded glass display cupboard incorporating single drainer stainless steel unit with mixer taps; integrated Bosch electric under oven with Belling 4 ring ceramic hob; concealed extractor fan and light over; plumbing and space for washing machine and dishwasher; space for fridge / freezer; formica worktops; part tiled walls; uPVC door to the rear.

### **Stairs to First Floor / Landing**

Access to roofspace.

### **Bedroom 1**

**14'1 x 8'10 (4.29m x 2.69m)**

Wood laminate floor.

### **Bedroom 2**

**9'6 x 7'11 (2.90m x 2.41m )**

Built in storage cupboards; hotpress with lagged copper cylinder and Willis type immersion heater.

### **Bedroom 3**

**10'7 x 9'11 (3.23m x 3.02m )**

Access to roofspace

### **Shower Room**

**6'2 x 5'6 (1.88m x 1.68m )**

Fully tiled separate shower cubicle with Mira shower unit with wall mounted telephone attachment; fitted sliding shower doors; pedestal wash hand basin; low flush WC.

### **Outside**

Enclosed front gardens laid out in lawn with concrete paved path.

Fully enclosed rear garden laid out in decorative paving providing ease of maintenance; access to rear alley for bins etc; PVC oil storage tank; outside light and water tap; enclosed oil fired boiler.

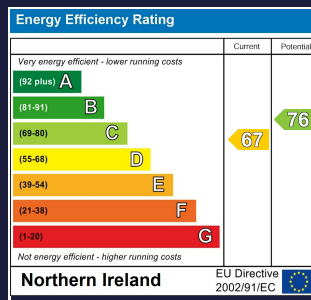
### **Capital / Rateable value**

£90,000. Rates Payable = £610.33 per annum (approx)

### **Tenure**

Freehold





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Saintfield  
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