

Tim Martin
— .co.uk



**32 Copeland Crescent
Newtownards
BT23 5HZ**

**Offers Around
£135,000**

www.timmartin.co.uk
Telephone 028 91 878956

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.

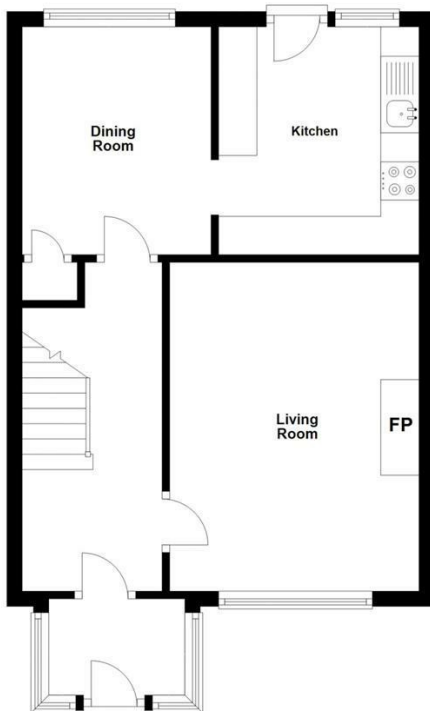
Easy access to the Comber by-pass allows for a convenient commute to Newtownards, Dundonald and Belfast city centre.

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

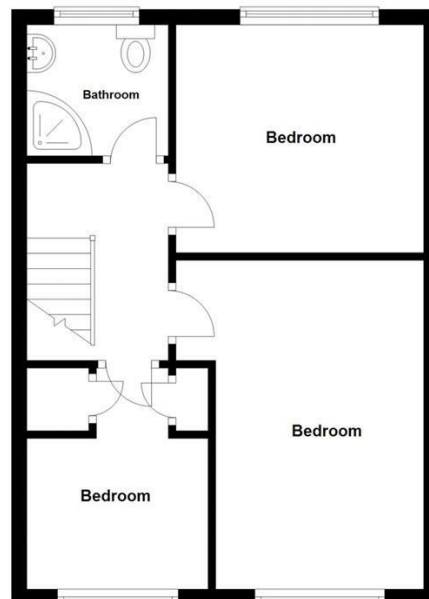
Ground Floor

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.