

**Tim Martin**  
— .co.uk



17 Belfast Road  
Comber  
BT23 5EN

Offers Around  
£189,950

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## SUMMARY

A truly stunning red brick, mid terrace property, situated on the ever popular Belfast Road and within walking distance of Comber's bustling village, local schools and public transport.

The property has been extended and modernised to an exceptional standard throughout, combining character and charm with a contemporary twist, leaving the lucky purchaser, nothing to do, but move in and enjoy modern living at its best.

A spacious lounge with feature bay window and floor to ceiling red brick fireplace with wood burning stove makes way to the beautifully appointed and modern fitted kitchen with range cooker, which is open plan to the dining area. On the first floor, there are two excellent sized bedrooms, a spacious study area with built in furniture and bathroom, fitted with a stunning white suite, whilst the second floor boasts a further bedroom.

Outside, is equally as impressive with its spacious paved patio area and large rear gardens which are laid out in lawn, providing excellent entertaining space for all ages to enjoy!

Comber village is thriving with local boutiques, coffee shops, restaurants, and an excellent choice of primary and secondary schools. Comber Greenway, North Down Cricket Club and Comber Leisure centre are all within walking distance of this beautiful home, whilst excellent public transport links and road network make for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre.

## FEATURES

- Beautifully Presented and Extended Red Brick Mid Terrace Home Finished to an Exceptional Standard Throughout
- Spacious Lounge with Red Brick Fireplace and Wood Burning Stove
- Modern Fitted Kitchen with Range Cooker and Integrated Appliances Open Through to the Dining Area
- Three Excellent Sized Bedrooms
- Study Area With Built In Furniture
- Stunning Fitted Bathroom Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Paved Patio Area and Large Gardens Laid Out in Lawn To The Rear
- Within Walking Distance to Comber Village, Local Schools, Leisure Facilities and Public Transport
- Convenient Commuting Distance to Belfast, Dundonald, Newtownards, Ulster Hospital and Belfast City Airport

## **Entrance Hall**

PVC entrance door; tiled floor.

## **Lounge 24'8 x 10'9 (7.52m x 3.28m)**

Beautiful feature floor to ceiling red brick fireplace with wood burning stove on slate hearth; tv aerial connection point; bay window with built-in window seat.

## **Kitchen 13'1 x 8'5 (3.99m x 2.57m)**

Excellent range of modern high and low level cupboards and drawers incorporating glazed single drainer sink unit with swan neck mixer tap; Stoves range cooker with 7 ring gas hob; Stoves extractor hood over; integrated fridge / freezer, dishwasher and washing machine; space for tumble dryer; formica worktops; tiled splashback; tiled floor; under stairs storage cupboard; glazed upvc door to rear; open through to:-

## **Dining Room 7'9 x 7'6 (2.36m x 2.29m)**

Tiled floor; feature red brick wall.

## **First Floor / Landing**

### **Study Area 13'2 x 8'2 (4.01m x 2.49m )**

Built-in twin work station with cupboards; Velux windows; recessed spotlights.

### **Bedroom 1 14'6 x 11'1 (4.42m x 3.38m)**

Wood laminate floor; built-in wardrobes.

### **Bedroom 2 10'3 x 8'6 (3.12m x 2.59m )**

Wood laminate floor.

### **Bathroom 8'4 x 7'9 (2.54m x 2.36m)**

Stunning white suite comprising curved panel bath with chrome taps; walk in shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; pedestal wash hand basin with mixer tap; close coupled wc; tiled walls and floor; recessed spotlights; extractor fan; Ideal gas fired boiler.

## **Stairs To Second Floor**

### **Bedroom 3 11'9 x 10'11 (3.58m x 3.33m )**

Velux windows; exposed ceiling beams.

## **Outside**

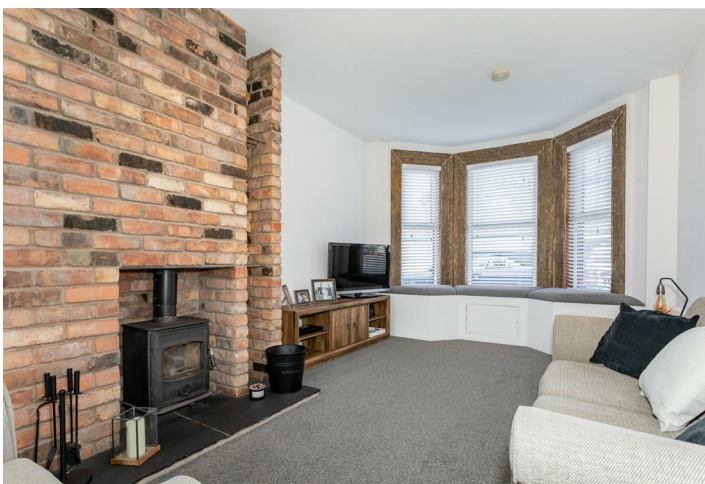
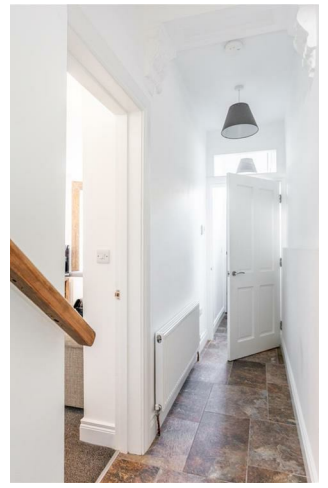
Partially enclosed yard to the rear with outside light and water tap; access to paved patio area; rear gardens laid out in lawn.

## **Capital / Rateable Value**

£100,000. Rates Payable = £913.70 per annum (approx)

## **Tenure**

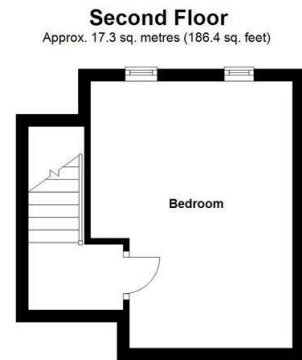
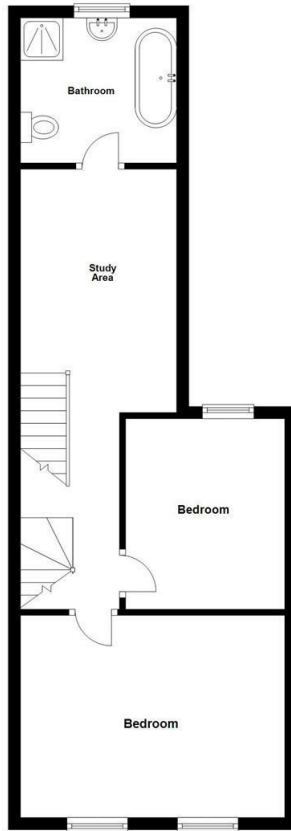
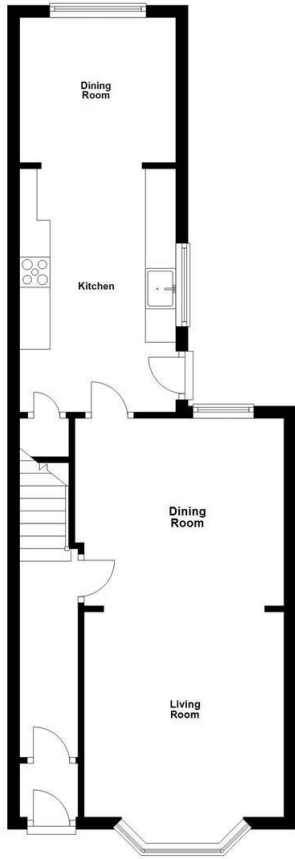
Freehold.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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