

**Tim Martin**  
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**20 Cherryvalley Drive  
Comber  
BT23 5BS**

**Offers Around  
£124,950**

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## SUMMARY

A spacious end terrace property, situated in this popular residential development and within walking distance of Comber village, local schools and public transport.

The property is in need of modernisation, however, is perfect for the first time buyer, young couple or an investor. Fitted with oil fired central heating and double glazing, the accommodation on the ground floor comprises of a spacious lounge, dining room, fitted kitchen and wet room, whilst the first enjoys three excellent sized bedrooms and bathroom. Outside, a spacious tarmac driveway provides excellent off street parking and leads to the detached garage. A covered utility area and easily maintained gardens are located to the rear.

Comber village is thriving with local boutiques, coffee shops, pubs and restaurants whilst also enjoying the Comber Greenway and Comber Leisure centre. Newtownards and Belfast are both easily accessible by an excellent road network and public transport.

## FEATURES

- Spacious End Terrace Property In Need Of Modernisation
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Wet Room And First Floor Bathroom
- Oil Fired Central Heating And Double Glazing
- Covered Utility Area To The Rear
- Enclosed And Easily Maintained Rear Gardens
- Spacious Driveway Leading To Detached Garage
- Within Walking Distance To Comber Village, Public Transport And Local Schools

## **Entrance Hall**

Glazed pvc entrance door with leaded glass side light.

## **Lounge**

**13'5 x 12'1 (maximum measurements) (4.09m x 3.68m (maximum measurements))**

Brick fireplace with tiled hearth; pine tongue and groove ceiling; wiring for wall lights.

## **Dining Room**

**14'2 x 8'2 (4.32m x 2.49m )**

Open through to:-

## **Kitchen**

**9'4 x 8'4 (2.84m x 2.54m)**

Good range of high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; integrated electric oven; 4 ring ceramic hob; concealed extractor unit over; integrated dishwasher; fridge / freezer; formica worktops; tiled splashback.

## **Wet Room**

**7'10 x 7'4 (maximum measurements) (2.39m x 2.24m (maximum measurements))**

Walk-in shower area with Triton Enrich electric shower unit with wall mounted telephone shower attachment; low flush wc with wooden seat; pedestal wash hand basin; tiled walls; extractor fan.

## **First / Floor Landing**

Access to roofspace.

## **Bedroom 1**

**12'10 x 8'7 (3.91m x 2.62m)**

Built-in storage cupboards; hotpress with lagged copper cylinder.

## **Bedroom 2**

**9'10 x 7'11 (3.00m x 2.41m )**

## **Bedroom 3**

**10'4 x 8'9 (3.15m x 2.67m)**

## **Bathroom**

**6'0 x 5'8 (1.83m x 1.73m )**

Cream coloured suite comprising panelled bath with mixer tap and telephone shower attachment; pedestal wash hand basin with mixer tap; low flush wc; part tiled walls; pine tongue and groove ceiling.

## **Outside**

Spacious tarmac driveway providing excellent parking leading to:-

## **Garage**

**22'4 x 8'11 (6.81m x 2.72m )**

Up and over door; light and power points; side access.

## **Covered Utility Area**

**12'11 x 8'5 (3.94m x 2.57m)**

Space and plumbed for washing machine and tumble dryer; formica worktop; boiler house with Grant oil fired boiler.

## **Gardens**

Enclosed rear gardens with decorative pebbled area and paved patio area; outside light; pvc oil storage tank.

## **Capital Rateable Value**

£87,500. Rates Payable = £799.49 per annum (approx)

## **Tenure**

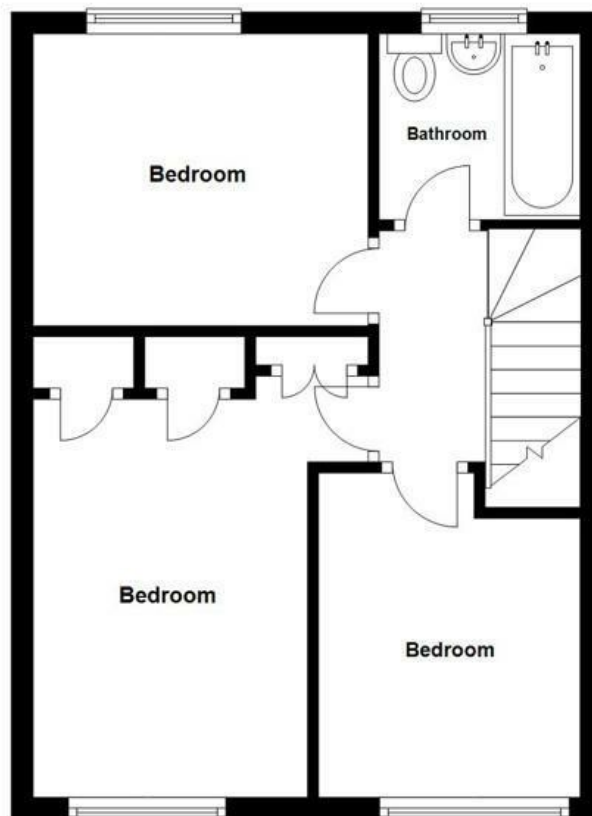


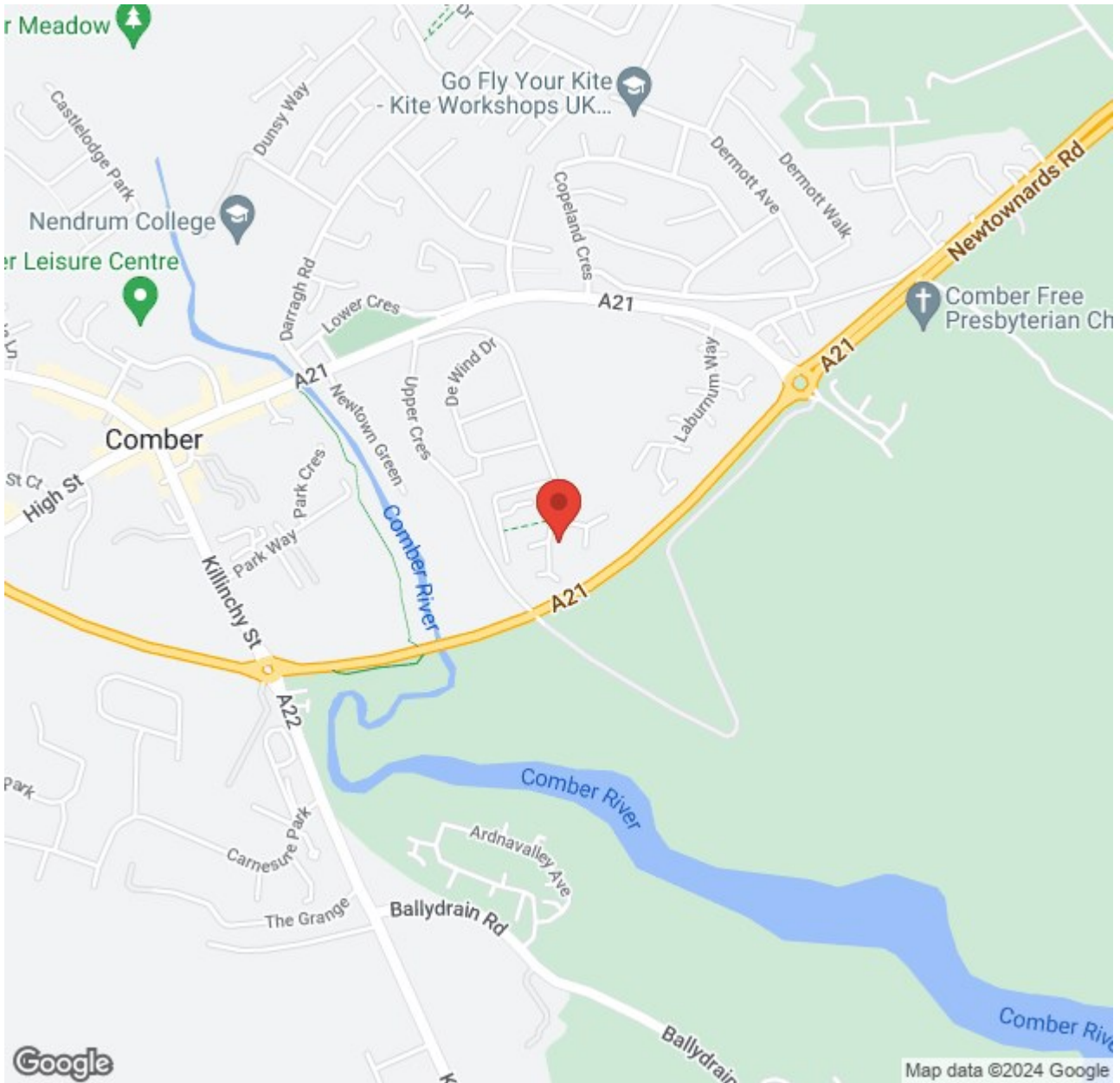






### First Floor





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	49	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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