

Tim Martin
— .co.uk



99 Belfast Road
Comber
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Offers Around
£350,000

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SUMMARY

This spacious, well appointed detached house is designed to accommodate a growing family and is situated on the edge of Comber with exceptional, uninterrupted views over the countryside to Scrabo Tower.

The ground floor hosts a lounge and family room with open fires, fitted kitchen leading to the dining room with exceptional views to Scrabo. The generous reception hall leads to the first floor with three double bedrooms, including principal en suite, and deluxe family bathroom.

The lower ground floor provides a lounge, bedroom and laundry room, with access to the double garage, making it ideal for separate living accommodation, home office or gym (subject to planning), if desired.

The spacious site provides private, off street parking for numerous cars. Generous rear gardens are laid out in lawns and benefit from an open aspect.

The property is in a superb location, just yards from Comber Greenway providing miles of off road walking / cycling and yet only a 10 minute drive to Dundonald, Stormont and Ballyhackmore. Comber town centre is within walking distance and hosts coffee shops, eateries, local boutique shops, doctors surgeries and churches.

FEATURES

- Well Appointed Detached House with Exceptional Views over the Countryside and Scrabo Tower
- Pleasing Semi Rural Position within Walking Distance of Comber Town Centre and Greenway
- Flexible Accommodation Set Over Three Floors
- Lounge, Family Room and Dining Room
- Three First Floor Bedrooms - One with En Suite
- Lower Ground Accommodation with Access to Double Garage - Ideal for a Wide Range of Uses
- Generous Gardens with Open Aspect to the Rear
- Oil Fired Heating and Double Glazing
- Walking Distance of Comber Town with Good Selection of Shops, Schools and Amenities
- Easy Access to Belfast, Dundonald and Newtownards

Entrance Porch

Ceramic flagged floor.

Reception Hall 13'11 x 11'8 (4.24m x 3.56m)

(maximum measurements)

Modern embossed fireplace with tiled panels; slate tiled hearth; pine chimney piece; ceramic flagged floor; glazed double doors to lounge and dining room.

Cloakroom 5'6" x 3'6" (1.70m x 1.09m)

(maximum measurements)

White suite comprising vanity unit with wash hand basin and chrome mono mixer tap; drawers under; close coupled wc; ceramic flagged walls and floor.

Lounge 27'5 x 13'8 (8.36m x 4.17m)

Brick inglenook fireplace with cast iron dog grate; steel canopy; slate hearth; timber beam mantle; pine tongue and groove floor; 12v spotlights; tv aerial connection point; glazed double patio doors; 3 picture lights.

Dining Room 13'1 x 13'0 (3.99m x 3.96m)

Ceramic flagged floor; feature arched window with fan light; beam vacuum point.

Kitchen 16'3 x 13'0 (4.95m x 3.96m)

Single drainer stainless steel sink unit with chrome swan neck mixer taps; good range of light oak eye and floor level cupboards and drawers; matching glazed and leaded glass display cupboards; open display shelves and spice drawers; formica worktops; plumbed for dishwasher; ceramic flagged floor; stairs to lower ground floor.

Family Room 14'8 x 10'9 (4.47m x 3.28m)

12v spotlights; brick fireplace with tiled hearth; high output back boiler; tv aerial connection point.

Pine Furnished staircase Leading To

First Floor / Landing

Hotpress with lagged copper cylinder; Willis type immersion heater; Beam vacuum point.

Principal Bedroom 15'7 x 13'7 (4.75m x 4.14m)

Built-in treble wardrobe with mirrored sliding door concealing ample clothes rails and storage shelves; pine tongue and groove floor; Velux ceiling window with fitted blind.

En Suite Shower Room 5'10 x 3'3 (1.78m x 0.99m)

Tiled shower with Triton electric power shower; glass folding shower doors; LED light and extractor unit over; pedestal wash hand basin with brass taps; tiled splashback.

Bathroom 8'0 x 6'5 (2.44m x 1.96m)

White suite comprising roll top slipper bath on chrome ball and claw feet; centrally located pillar mixer tap and telephone shower attachment; pedestal wash hand basin with plain glass shelf and oval mirror over; close coupled wc; chrome heated towel radiator; ceramic tiled walls and floor; velux ceiling window; mirrored fronted bathroom cabinet.

Bedroom 2 18'0" x 6'7" (5.49m x 2.03m)

(maximum measurements)

Pine tongue and groove floor; Velux ceiling window.

Bedroom 3 14'8 x 9'7 (4.47m x 2.92m)

Pine tongue and groove floor; access to eaves storage.

Lower Ground Floor

Approached from kitchen.

Hallway

Ceramic tiled floor; door to rear garden.

Lounge / Office 16'11 x 13'8 (5.16m x 4.17m)

Large built-in cupboard; door to:-

Bedroom 4 13'8 x 10'0 (4.17m x 3.05m)

Laundry Room 9'8 x 6'0 (2.95m x 1.83m)

Single drainer stainless steel sink unit; range of laminate eye and floor level cupboards; formica worktops; plumbed for washing machine; Worcester oil fired boiler.

Outside

Sweeping bitmac and gravelled drive to ample parking leading to:-

Double Integral Garage

Two roller doors; fluorescent lighting and power points; Beam central vacuum points; access to:-

Store 14'1 x 6'1 (4.29m x 1.85m)

Light point.

Gardens

Gardens to front, sides and rear laid out in lawns. Decorative gravel screed bed, planted with a selection of ornamental and flowering shrubs.

Pvc oil tank.

Tenure

Leasehold

Ground Rent

5p if demanded.

Capital / Rateable Value

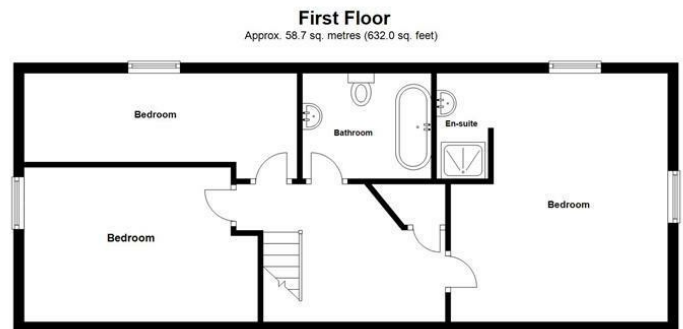
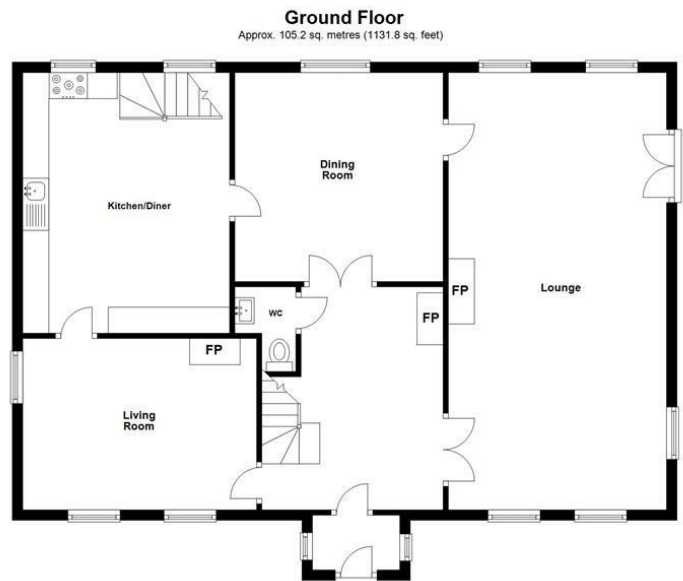
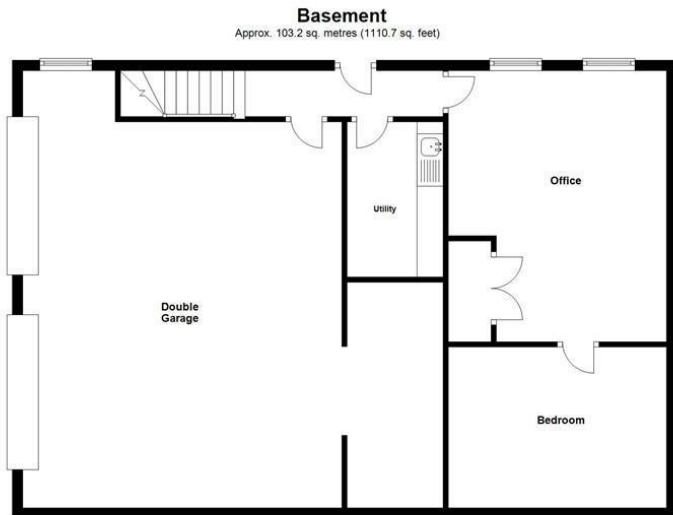
£240,000. Rates Payable = £2192.88 per annum (approx)











Total area: approx. 267.1 sq. metres (2874.5 sq. feet)

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

99 Belfast Road, Comber



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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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