

Tim Martin
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28 Copeland Road
Comber
BT23 5HU

Offers Around
£199,950

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SUMMARY

A well presented and extended semi detached property, situated in the ever popular Copeland Road, close to Comber town square, local schools and public transport.

The property, fitted with gas fired central heating and uPVC double glazing, offers superbly appointed accommodation for the first time buyer, young couple or family. The ground floor comprises of a WC, spacious lounge, modern fitted kitchen and dining room, which opens through to a beautifully appointed sun room, overlooking the rear gardens. The first floor enjoys three excellent sized bedrooms and bathroom, fitted with a white suite.

Outside, a spacious driveway with car port leads to the detached garage with utility area. The front and rear gardens have been beautifully finished with ease of maintenance in mind whilst enjoying excellent entertaining space for all ages to enjoy.

Comber village is thriving with local boutiques, coffees shops, restaurants and an excellent choice of primary and secondary schools. The Comber by-pass allows for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre, whilst the Comber Greenway provides beautiful walks and cycles into Belfast.

FEATURES

- Well Presented And Extended Semi Detached Property
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Spacious Sun Room Overlooking Rear Gardens
- Three Well Proportioned Bedrooms
- Ground Floor WC And First Floor Bathroom Fitted With A White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Spacious Driveway With Car Port Leading To Detached Garage With Utility Area
- Easily Maintained Front And Rear Gardens
- Close Proximity To Comber Village, Local Shops, Schools And Public Transport

Entrance Hall

Glazed uPVC entrance door with matching side panel; wood laminate floor; telephone connection point.

WC

White suite comprising dual flush WC and pedestal wash hand basin.

Lounge

14'1 x 13'7 (4.29m x 4.14m)

Beautiful cast iron style fireplace with feature tiled inset; oak fire surround; slate hearth; recessed spotlights; wood laminate floor.

Kitchen

12'0 x 10'4 (3.66m x 3.15m)

Extensive range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; integrated Indesit electric double oven; 4 ring gas hob; extractor hood over; space and plumbing for dishwasher; integrated Ignis fridge / freezer; tiled splashback; recessed spotlights; glazed uPVC door to side; formica worktops; open plan to:-

Dining Room

10'0 x 8'4 (3.05m x 2.54m)

Wood laminate floor; open through to:-

Sun Room

13'9 x 12'3 (4.19m x 3.73m)

Wood laminate floor; glazed uPVC double doors to rear gardens.

First Floor / Landing

Access to roofspace; built in storage cupboard with Worcester gas fired boiler.

Bedroom 1

13'10 x 9'6 (4.22m x 2.90m)

(Maximum measurements)

Bedroom 2

10'4 x 6'9 (3.15m x 2.06m)

Recessed spotlights.

Bedroom 3

10'4 x 6'9 (3.15m x 2.06m)

Bathroom

7'2 x 4'9 (2.18m x 1.45m)

White suite comprising panelled bath with mixer taps; Triton electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with mixer taps; dual flush WC; PVC wall panelling; tiled effect vinyl floor; recessed spotlights; extractor fan; towel radiator.

Outside

Brick pavia driveway leading to:-

Detached Garage

19'10 x 9'6 (6.05m x 2.90m)

Roller shutter door; glazed uPVC door to side; light and power points; space and plumbing for washing machine and tumble dryer; access to additional storage.

Car Port

Gardens

Front garden laid out in decorative gravelled stones.

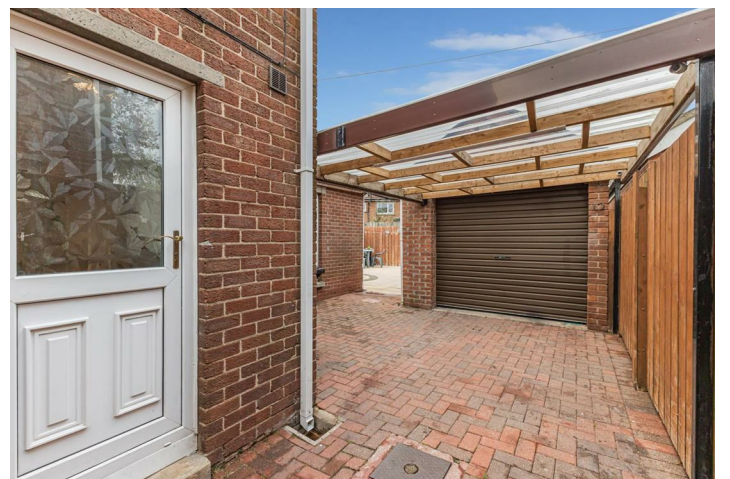
Enclosed rear gardens laid out in decorative paving stones; outside lights; water tap.

Capital / Rateable Value

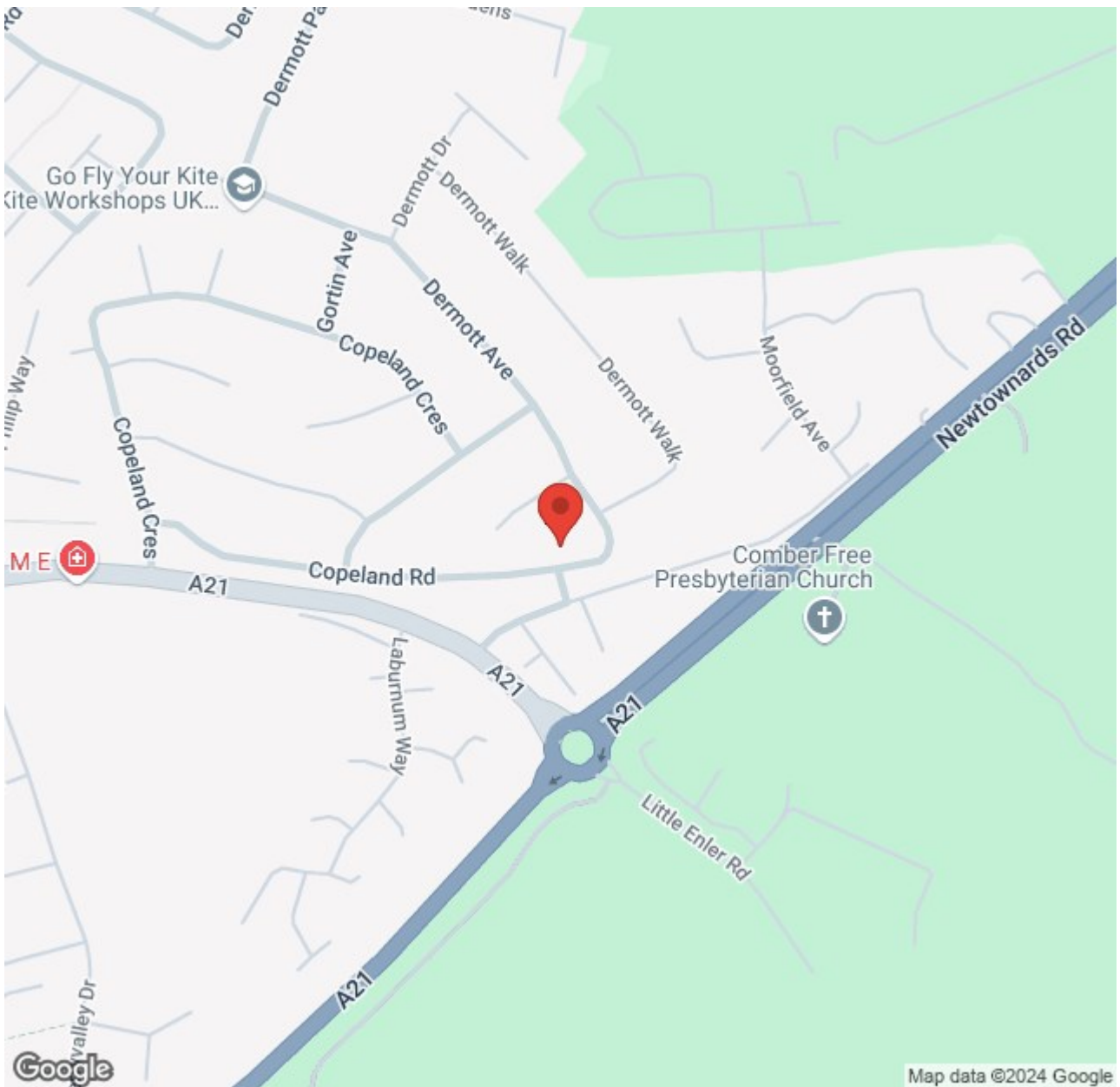
£115,000. Rates Payable = £1,050.76 per annum (approximately)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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