

Tim Martin
— .co.uk



**11B High Street
Comber
BT23 5HJ**

**Offers Around
£179,950**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An excellent opportunity to acquire this new first floor apartment, perfectly located within this courtyard style development, in the heart of Comber village.

Accessed through its own private front door, the apartment extends to approximately 1495 sqft and boasts beautifully appointed accommodation which will suit the first time buyer, young couple or those looking to downsize with easy maintenance and convenience in mind.

The apartment has been finished to an exceptional turnkey standard and is fitted with gas fired central heating, uPVC double glazing and has an excellent energy rating . The accommodation comprises of a superbly appointed open plan kitchen, living and dining area with a modern fitted kitchen including an excellent range of integrated appliances, three excellent sized bedrooms including the principal bedroom with ensuite shower room and a main bathroom, complete with a stunning white suite. Outside, there is access to a communal seating/picnic area.

Comber village is thriving with a host of local amenities including many local boutiques, coffee shops, restaurants, doctors surgery and the local farmers market. For the sporting enthusiast, Comber Greenway is only a short distance away boasting beautiful walks and cycles into Belfast city centre, as too is Comber Leisure centre, Strangford Lough and Knock and Scrabo Golf Clubs. An excellent public transport service and road network allows for a convenient commute to Newtownards, Dundonald, Stormont, Ulster Hospital, Belfast City Airport and City Centre.

FEATURES

- New First Floor Apartment Situated Within This Courtyard Style Development In The Heart Of Comber Village
- Beautifully Finished Throughout With A Superb Turnkey Specification
- Superbly Appointed Open Plan Kitchen, Living And Dining Area
- Modern Fitted Kitchen With An Excellent Range Of Integrated Appliances
- Three Excellent Sized Bedrooms Including The Principal Bedroom With Ensuite Shower Room
- Bathroom Complete With A Stunning White Suite
- Gas Fired Central Heating, Excellent Energy Rating And uPVC Double Glazing
- Access To A Communal Seating/Picnic Area
- Close To Many Local Amenities, Local Boutiques, Coffee Shops, Restaurants And Public Transport
- Perfect For The First Time Buyer, Young Couple Or Those Wishing To Downsize With Convenience In Mind

Entrance Hall

Glazed PVC entrance door with matching side panel; wood laminate floor; under stairs storage cupboard.

Stairs to First Floor

Open Plan Kitchen / Living / Dining Area

29'0 x 14'0 (8.84m x 4.27m)

Excellent range of modern wood laminate high and low level cupboards with matching island unit incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Hotpoint electric under oven with Indesit 4 ring gas hob; extractor hood with curved glass over; Hotpoint dishwasher; formica worktops with matching breakfast bar; wood laminate floor; Ideal gas fired boiler; TV and computer connection points; recessed spotlights.

Bathroom

11'6 x 7'6 (3.51m x 2.29m)

Modern white suite comprising panelled bath with pillar mixer taps and telephone shower attachment; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted sliding shower doors; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; towel radiator; part tiled walls; tiled floor; extractor fan.

Bedroom 1

17'11 x 10'4 (5.46m x 3.15m)

TV and computer connection point.

Bedroom 2

14'3 x 11'3 (4.34m x 3.43m)

TV and computer connection point.

En-suite Shower Room

9'3 x 9'9 (2.82m x 2.97m)

Maximum Measurements

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; glass shower screen; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; tiled floor; towel radiator; recessed spotlights.

Bedroom 3

17'10 x 7'4 (5.44m x 2.24m)

TV and telephone connection point.

Outside

Tenure

Freehold

Capital / Rateable Value

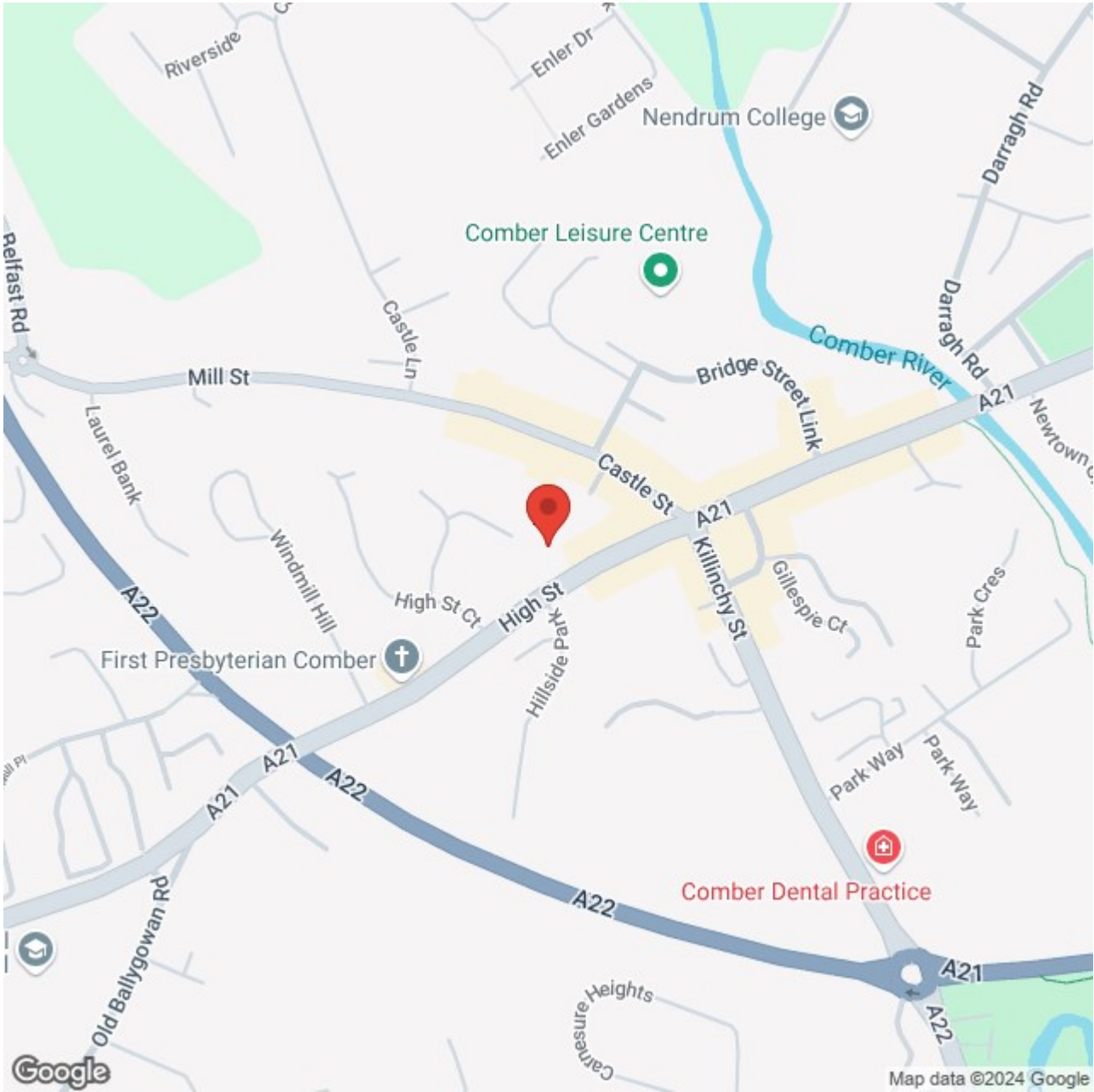
To Be Confirmed











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.