

Tim Martin
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**11A High Street
Comber
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**Offers Around
£179,950**

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SUMMARY

An excellent opportunity to acquire this new ground 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 1085 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 bright and spacious lounge, modern fitted kitchen with an excellent range of integrated appliances and casual dining area, 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 small paved patio area and 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 Ground Floor Apartment Situated Within This Courtyard Style Development In The Heart Of Comber Village
- Beautifully Finished Throughout With A Superb Turnkey Specification
- Bright And Spacious Lounge
- Modern Fitted Kitchen With An Excellent Range Of Integrated Appliances And Casual Dining Area
- 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 Small Paved Patio Area And 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

Wood laminate floor.

Bedroom 1

14'2 x 13'2 (4.32m x 4.01m)

Maximum Measurements

High level TV aerial and computer connection point and double power point.

En-suite Shower Room

9'7 x 5'3 (2.92m x 1.60m)

Contemporary white suite comprising rectangular tiled shower with thermostatically controlled shower glass sliding shower door and side panel; close coupled WC; floating vanity unit with fitted wash hand basin and chrome mono mixer tap; drawers under; tiled splash back; vertical wall mounted heated towel rail; ceramic tiled floor; extractor fan.

Lounge

17'8 x 10'9 (5.38m x 3.28m)

Wood laminate floor; high level TV aerial and computer connection point and double power point; open plan to:-

Kitchen

14'2 x 13'9 (4.32m x 4.19m)

Single drainer stainless steel sink unit with chrome swan neck mixer taps; extensive range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Hotpoint electric under oven and Indesit 4 ring gas hob with stainless steel and grass extractor unit over; Hotpoint fridge / freezer; Hotpoint dishwasher; Indesit washing machine; Ideal Instinct gas fired boiler; wood laminate floor; high level TV aerial connection point and double power point.

Hallway

Wood laminate floor; leading to:-

Bedroom 2

10'7 x 9'8 (3.23m x 2.95m)

High level TV aerial and computer connection point and double power point.

Principal Bathroom

9'8 x 7'1 (2.95m x 2.16m)

Contemporary white suite comprising panelled bath with chrome mixer taps and telephone shower attachment; close coupled WC; vanity unit with fitted wash hand basin and chrome mono mixer taps; drawer under; quadrant tiled shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panel; ceramic tiled floor; chrome vertical heated towel radiator; extractor fan.

Bedroom 3

13'9 x 12'1 (4.19m x 3.68m)

Glazed double patio doors to rear; wood laminate floor; high level TV aerial and computer connection point and double power point.

Outside

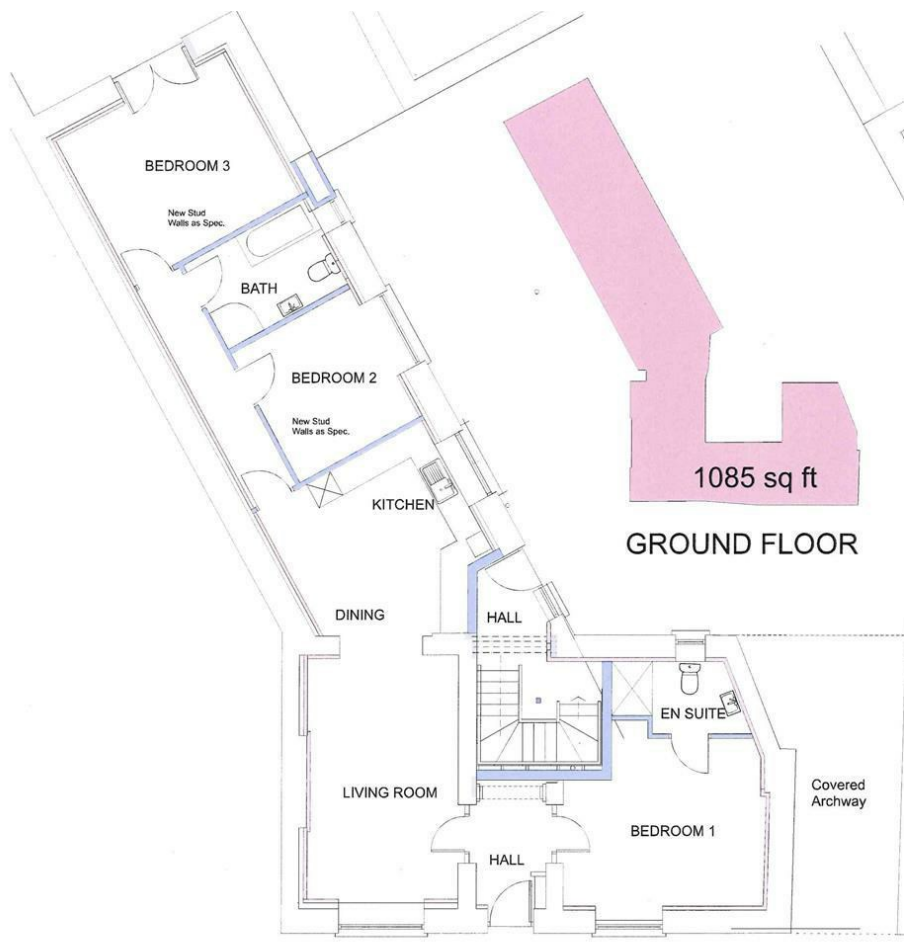
Brick pavia patio.

Tenure

Freehold

Capital / Rateable Value

To Be Confirmed.

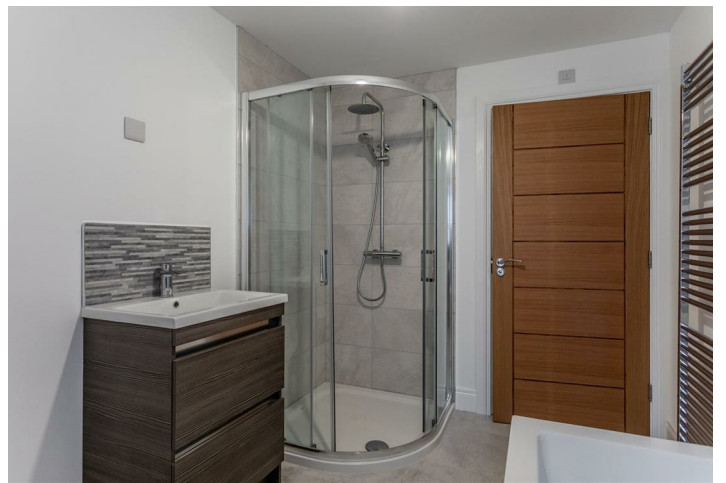


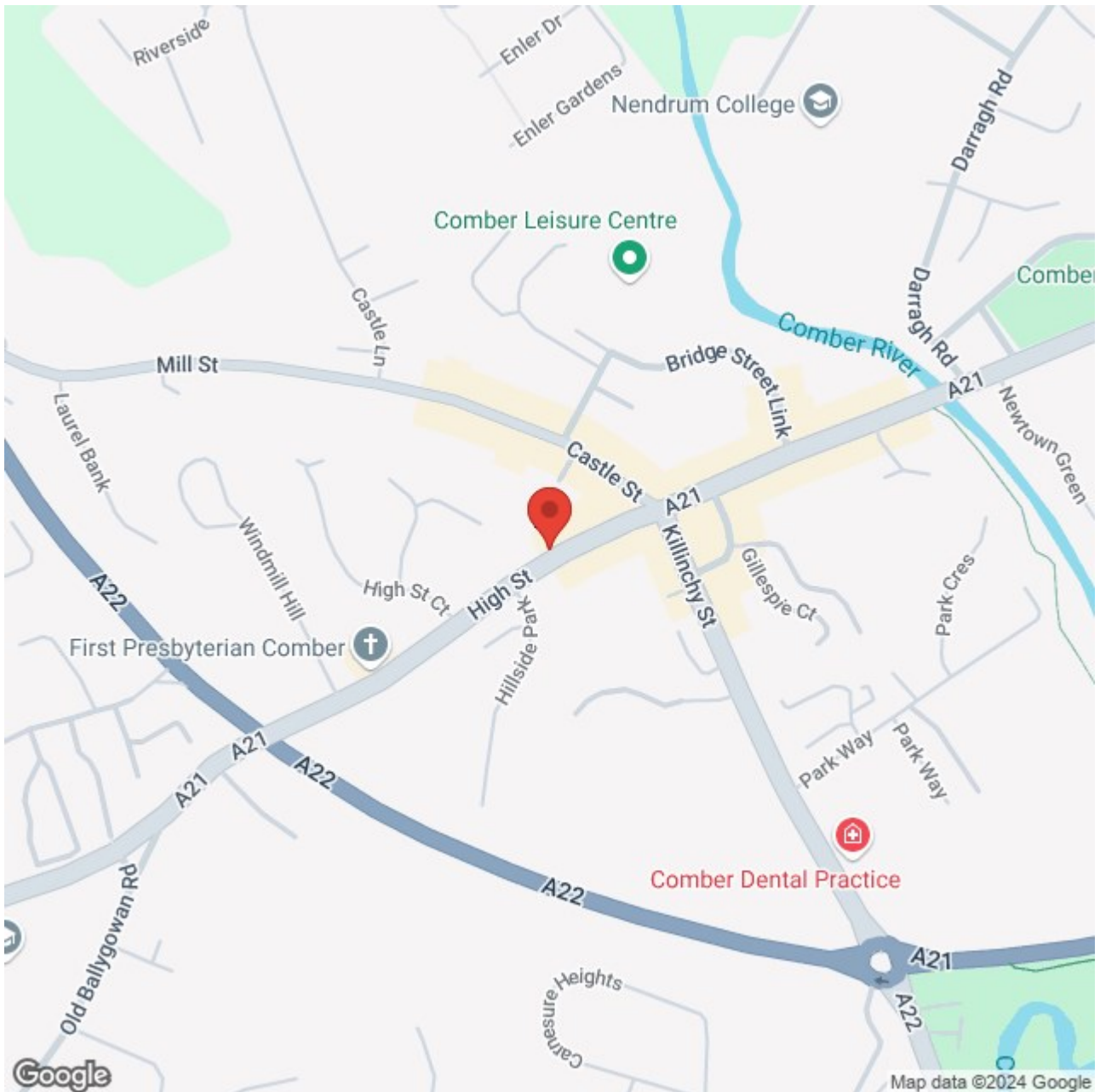
PROPOSED GROUND FLOOR PLAN











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			

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