

Tim Martin
— .co.uk



**17 Belfast Road
Comber
BT23 5EN**

**Rent
£875 Per Month**

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SUMMARY

A stunning red brick, mid terrace property, situated on the ever popular Belfast Road and within walking distance of Comber's bustling village, local schools and public transport. The property has been extended and modernised throughout, combining character and charm with a contemporary twist.

A spacious lounge with feature bay window and floor to ceiling red brick fireplace with wood burning stove makes way to the beautifully appointed and modern fitted kitchen which is open plan to the dining area. On the first floor, there are two excellent sized bedrooms, a spacious study area with built in furniture and bathroom, fitted with a stunning white suite, whilst the second floor boasts a further bedroom. Outside, there is a paved patio area and large rear gardens which are laid out in lawn, providing excellent entertaining space for all ages to enjoy!

Comber village is thriving with coffee shops, restaurants, and an excellent choice of primary and secondary schools. Comber Greenway, North Down Cricket Club and Comber Leisure centre are all within walking distance whilst excellent public transport links and road network make for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre.

RENT: £875.00 per month

RATES: Landlord to pay rates

DEPOSIT: £875.00

- Open Viewing - Wednesday, 27 November 2024 4pm-4.30pm (No Booking Required)
- Beautifully Presented and Extended Red Brick Mid Terrace Home Finished to an Exceptional Standard Throughout
- Spacious Lounge with Red Brick Fireplace and Wood Burning Stove
- Modern Fitted Kitchen with Range Cooker and Integrated Appliances Open Through to the Dining Area
- Three Excellent Sized Bedrooms and Study Area With Built In Furniture
- Stunning Fitted Bathroom Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Paved Patio Area and Large Gardens Laid Out in Lawn To The Rear
- Within Walking Distance to Comber Village, Local Schools, Leisure Facilities and Public Transport
- Convenient Commuting Distance to Belfast, Dundonald, Newtownards, Ulster Hospital and Belfast City Airport

Entrance Hall

PVC entrance door; tiled floor.

Lounge

24'8 x 10'9 (7.52m x 3.28m)

Beautiful feature floor to ceiling red brick fireplace with wood burning stove on slate hearth; tv aerial connection point; bay window with built-in window seat.

Kitchen

13'1 x 8'5 (3.99m x 2.57m)

Excellent range of modern high and low level cupboards and drawers incorporating glazed single drainer sink unit with swan neck mixer tap; Stoves range cooker with 7 ring gas hob; Stoves extractor hood over; integrated fridge / freezer, dishwasher and washing machine; space for tumble dryer; formica worktops; tiled splashback; tiled floor; under stairs storage cupboard; glazed upvc door to rear; open through to:-

Dining Room

7'9 x 7'6 (2.36m x 2.29m)

Tiled floor; feature red brick wall.

First Floor / Landing

Study Area

13'2 x 8'2 (4.01m x 2.49m)

Built-in twin work station with cupboards; Velux windows; recessed spotlights.

Bedroom 1

14'6 x 11'1 (4.42m x 3.38m)

Wood laminate floor; built-in wardrobes.

Bedroom 2

10'3 x 8'6 (3.12m x 2.59m)

Wood laminate floor.

Bathroom

8'4 x 7'9 (2.54m x 2.36m)

White suite comprising curved panel bath with chrome taps; walk in shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; pedestal wash hand basin with mixer tap; close coupled wc; tiled walls and floor; recessed spotlights; extractor fan; Ideal gas fired boiler.

Stairs To Second Floor

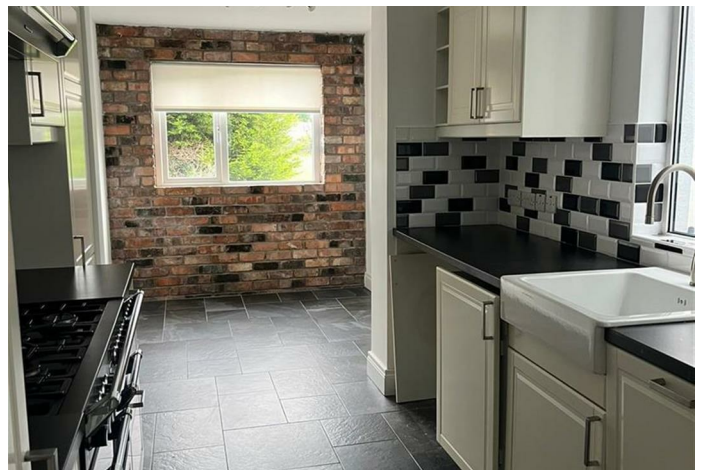
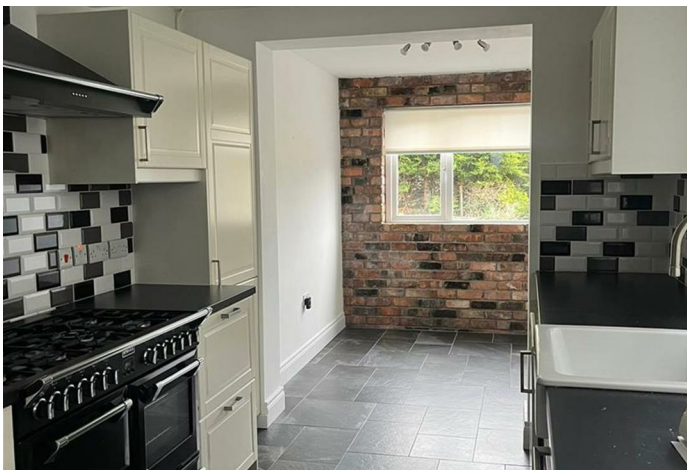
Bedroom 3

11'9 x 10'11 (3.58m x 3.33m)

Velux windows; exposed ceiling beams.

Outside

Partially enclosed yard to the rear with outside light and water tap; access to paved patio area; rear gardens laid out in lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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