

**Tim Martin**  
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**3 Philip Way  
Comber  
BT23 5BE**

**Offers Around  
£149,950**

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## SUMMARY

A well presented semi detached house, situated in this much sought after area and within walking distance of Comber town square.

The property, fitted with oil fired central heating and uPVC double glazing, boasts beautifully appointed accommodation, ideally suited for the first time buyer, young couple or investor. The accommodation comprises of a lounge with wood burning stove, modern fitted kitchen, bathroom fitted with a white suite, utility store and three excellent sized bedrooms. Outside, a driveway provides off street parking, whilst enclosed and spacious rear gardens are laid out in lawn with a large paved patio area.

Comber's thriving village boasts many local boutiques, coffee shops, restaurants and a leisure centre. For those wishing to commute, Newtownards, Dundonald and Belfast are all easily accessible by an excellent road and public transport network.

## FEATURES

- Beautifully Presented Semi Detached Home Located in this Ever Popular Area
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen
- Ground Floor Bathroom and Utility Store
- Three Excellent Sized Bedrooms
- Oil Fired Central Heating and uPVC Double Glazing
- Driveway Providing Off Street Parking
- Enclosed Rear Gardens Laid out in Lawn with Spacious Paved Patio Area
- Perfect for the First Time Buyer, Young Couple or Investor
- Within Walking Distance of Local Schools, Shops, Restaurants and Public Transport

## **Entrance Hall**

Glazed uPVC entrance door; wood laminate floor; recessed spotlight.

## **Lounge**

**13'5 x 11'10 (4.09m x 3.61m)**

Brick fireplace with Mourne wood burning stove; tiled hearth; wooden mantle; wood laminate floor; corniced ceiling; recessed spotlights.

## **Kitchen**

**7'11 x 7'9 (2.41m x 2.36m)**

Good range of modern painted high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; space for electric cooker; Caple extractor hood over; space for fridge; formica worktop; part tiled walls; tiled floor; larder cupboard; recessed spotlights.

## **Rear Hall**

Tiled floor; cloak cupboard; glazed uPVC door to utility store.

## **Bathroom**

**7'9 x 5'0 (2.36m x 1.52m )**

White suite comprising panelled bath with mixer tap; Triton T80 electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with vanity unit under; low flush wc; tiled walls and floor; recessed spotlights; hotpress with lagged copper cylinder.

## **Utility Store**

**9'4 x 7'11 (2.84m x 2.41m )**

Space and plumbing for washing machine and tumble dryer; space for fridge / freezer; glazed uPVC door to rear gardens; access to:-

## **Store / Boiler House**

**6'9 x 5'5 (2.06m x 1.65m )**

Warmflow oil fired boiler; power points.

## **First Floor / Landing**

Recessed spotlights.

## **Bedroom 1**

**13'6 x 10'2 (4.11m x 3.10m )**

Built-in storage cupboard.

## **Bedroom 2**

**11'3 x 8'6 (3.43m x 2.59m)**

## **Bedroom 3**

**8'0 x 7'11 (2.44m x 2.41m )**

Access to roofspace (via slingsby type ladder)

## **Outside**

Concrete driveway to the front of the property.

Front garden laid out in lawn . Enclosed rear gardens laid out in lawn with spacious paved patio area; barked flowerbed; water tap; PVC oil storage tank.

**Capital Rateable Value**

£77,500. Rates Payable = £775.00 per annum (approx)

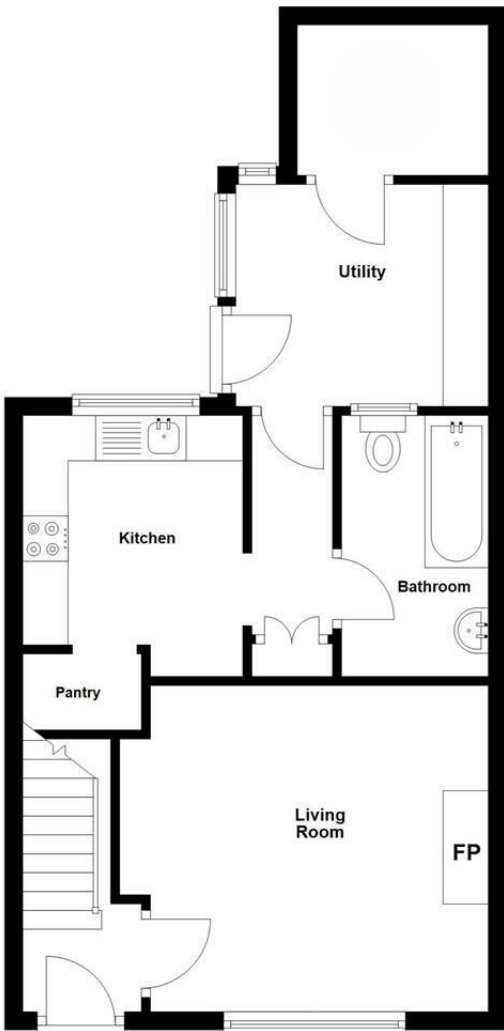
**Tenure**

Leasehold

**Ground Rent**

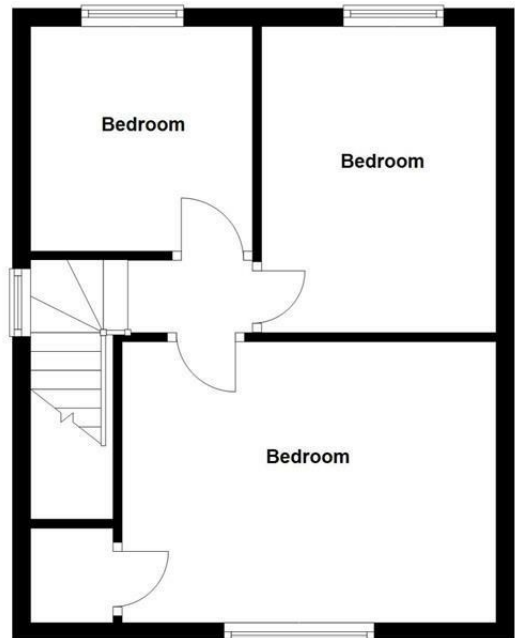
TBC

(excluding Pantry)



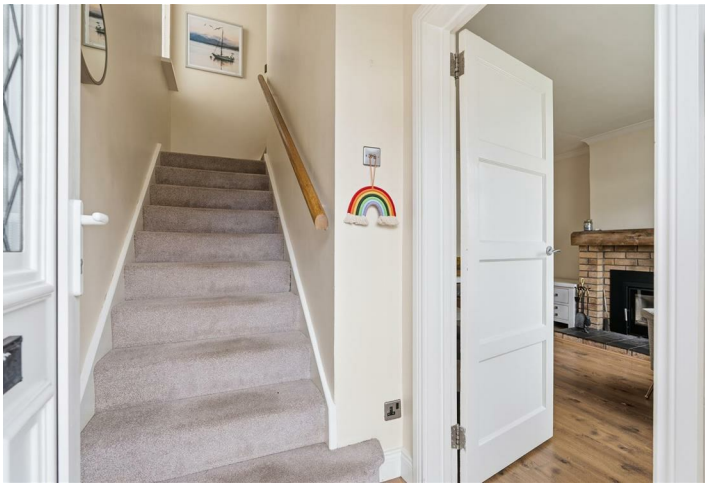
**First Floor**

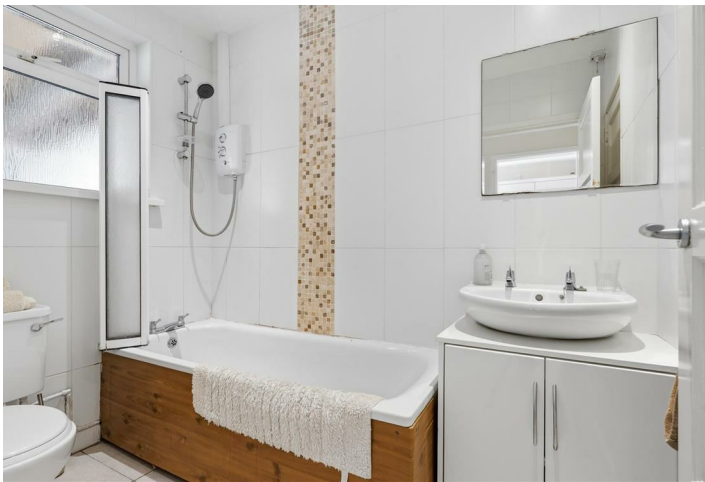
Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 78.1 sq. metres (841.2 sq. feet)

Photos and Plans by [houseflyni.co.uk](http://houseflyni.co.uk)









Google

Map data ©2026 Google



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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