

Tim Martin
— .co.uk



20 Dalton Glade
Comber
BT23 5SZ

Offers Around
£169,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A well presented semi detached property situated in this popular residential development, just off the Glen Road and within walking distance of Comber's bustling town square.

Perfect for the first time buyer, young couples or families, this spacious home has been fitted with oil fired central heating and uPVC double glazed windows and doors and boasts well appointed accommodation throughout. The ground floor comprises of a spacious lounge which is open through to the dining room and a fitted kitchen. Upstairs, there are three excellent sized bedrooms and shower room, fitted with a white suite.

Outside, a spacious driveway provides excellent off street parking and leads to the detached garage. The gardens to the front are laid out in lawn, as too are the rear gardens, which also enjoy two paved patio areas, enhancing the entertaining space.

Comber village is thriving with local boutiques, coffee shops, bakery and pubs and restaurants, whilst two primary schools and a secondary school serve the local community. Excellent road networks and public transport allow for a convenient commute to Newtownards, Downpatrick, Dundonald, Ulster Hospital and Belfast city centre.

FEATURES

- Well Presented Semi Detached Property Situated in this Popular Residential Area
- Spacious Lounge which is Open Through to the Dining Room
- Fitted Kitchen
- Three Excellent Sized Bedrooms
- Shower Room Fitted with A White Suite
- Oil Fired Central Heating and uPVC Double Glazed Windows and Doors
- Spacious Driveway Leading to the Detached Garage
- Enclosed Rear Gardens Laid out in Lawn with Paved Patio Areas
- Perfect for the First Time Buyer, Young Couple or Family
- Within Walking Distance to Comber Village, Schools and Public Transport and within Ease of Access to Belfast City Centre

Entrance Hall

Glazed Upvc entrance door with matching side light; telephone connection point; under stairs storage cupboard; corniced ceiling.

Lounge

13'7 x 11'5 (4.14m x 3.48m)

Wood laminate floor; corniced ceiling; wiring for wall lights; tv aerial connection point; open archway through to:-

Dining Room

9'10 x 9'6 (3.00m x 2.90m)

Wood laminate floor; glazed uPvc double doors to rear patio and gardens; corniced ceiling.

Kitchen

10'9 x 9'11 (3.28m x 3.02m)

Range of wood laminate high and low level cupboards and drawers incorporating a single drainer stainless steel sink unit with swan neck mixer tap; space for electric cooker; Hotpoint extractor unit over; space for fridge/freezer; space and plumbing for washing machine; laminate worktops; tiled splashback; glazed uPvc door to side.

First Floor / Landing

Access to roofspace with lagged copper cylinder and Willis type immersion heater.

Bedroom 1

8'4 x 7'7 (2.54m x 2.31m)

Built-in storage cupboard; corniced ceiling.

Bedroom 2

11'7 x 9'5 (3.53m x 2.87m)

Corniced ceiling.

Bedroom 3

11'4 x 9'9 (3.45m x 2.97m)

Corniced ceiling.

Shower Room

8'11 x 6'4 (2.72m x 1.93m)

(maximum measurements)

White suite comprising separate shower cubicle with Redring electric shower unit and wall mounted telephone shower attachment; fitted sliding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; Pvc wall cladding; tiled floor; towel radiator; Pvc tongue and groove ceiling.

Outside

Driveway leading to the side of the property and to:-

Detached Garage

19'0 x 12'4 (5.79m x 3.76m)

Roller shutter door; glazed Pvc door to side; light and power points.

Capital Rateable Value

£105,000. Rates Payable =£1001.49 per annum (approx)

Tenure

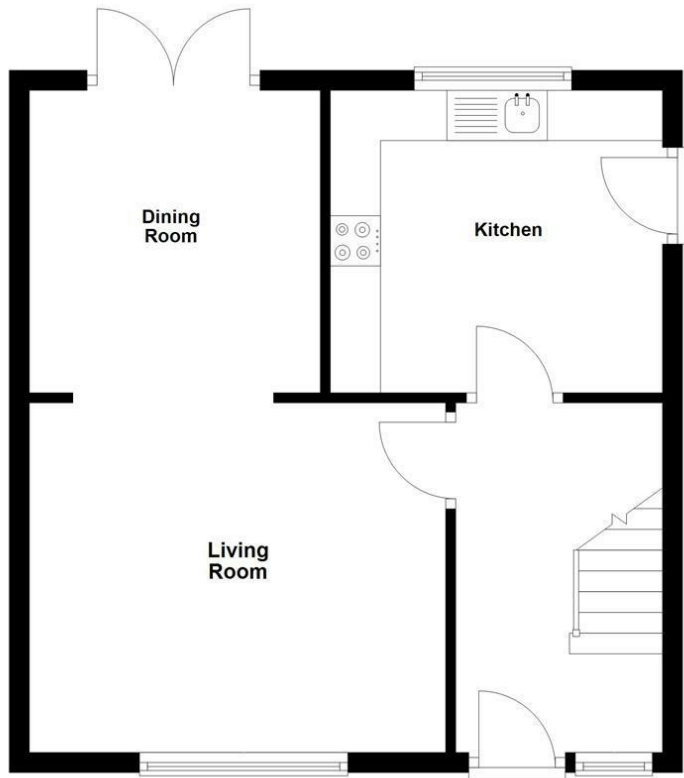
Leasehold

Ground Rent

£35.00 per annum

Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



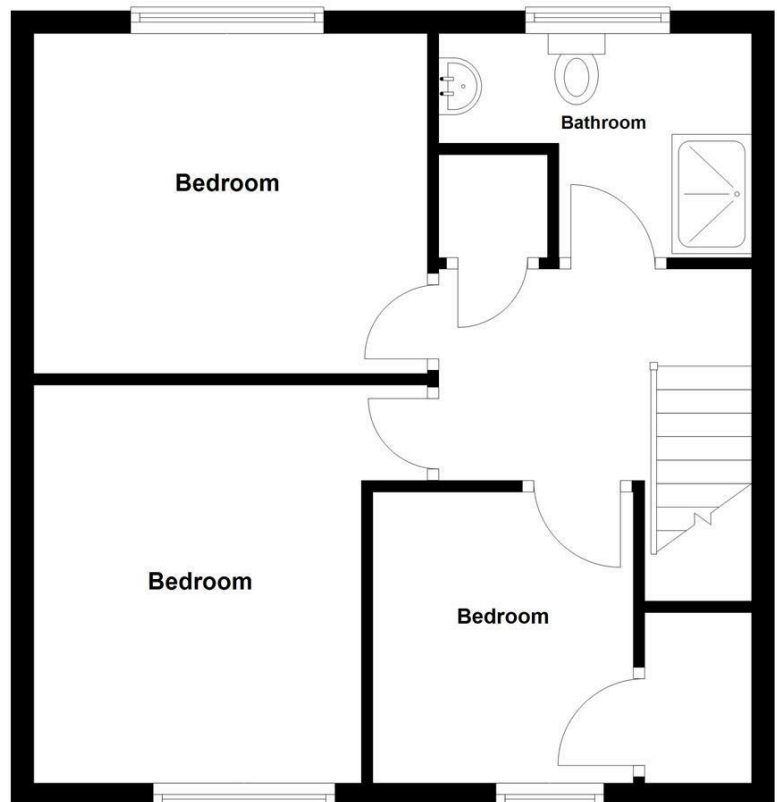
Total area: approx. 83.2 sq. metres (895.2 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

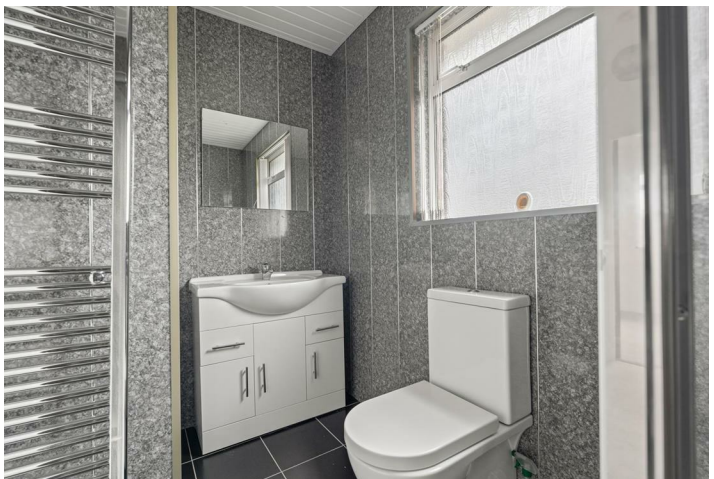
20 Dalton Glade, Comber

First Floor

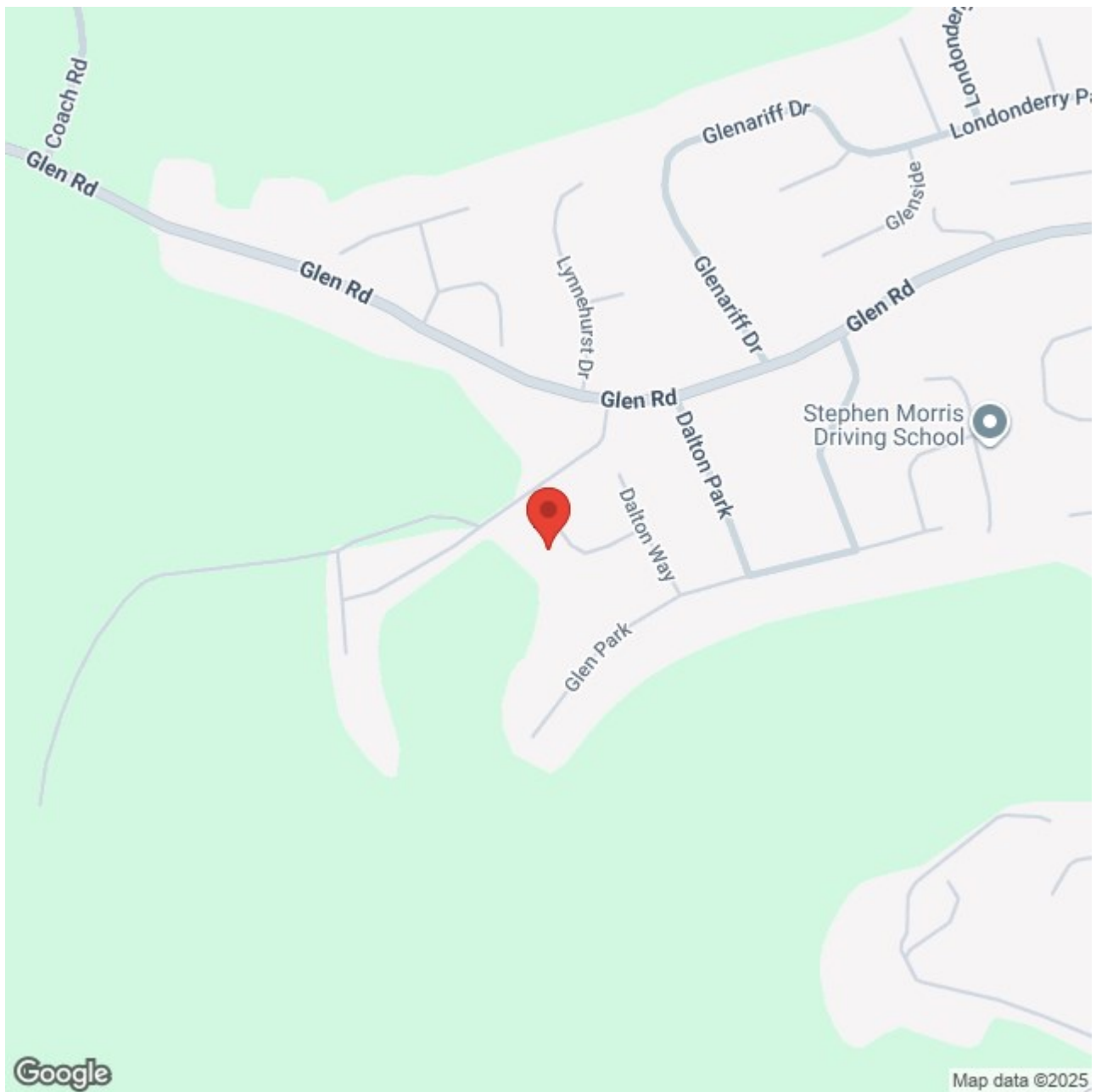
Approx. 41.6 sq. metres (447.6 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	74

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.