

Tim Martin
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**7 Meadow Brook
Comber
BT23 5ED**

**Offers Around
£199,950**

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SUMMARY

A beautifully presented semi detached chalet bungalow, situated in the ever popular Meadow Brook development, located just off Castle Lane and close to Comber's bustling village.

The property is the perfect home for the first time buyer, young couple or family and is ready to move into and enjoy modern convenient living at its best! The ground floor enjoys a spacious lounge with wood burning stove, which opens out to the well appointed dining room and a contemporary fitted kitchen, whilst the first floor boasts three excellent sized bedrooms and a bathroom, complete with a stunning white suite. The property is further enhanced by gas fired central heating, uPVC double glazing and an excellent energy rating to help lower running costs.

Outside, a spacious driveway provides excellent parking to the front and side and makes way to the large detached garage. Enclosed rear gardens are laid out in lawn with a paved patio area boasting views over the surrounding countryside.

The property is within walking distance to a wealth of local amenities including North Down Cricket Club, primary and secondary schools, shops, eateries and leisure centre. An excellent public transport and road network, allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre, as well as many grammar schools in the surrounding and Greater Belfast area.

FEATURES

- Well Presented and Modern Semi Detached Chalet Bungalow Situated in the Ever Popular Meadow Brook Development
- Spacious Lounge with Multi Fuel Stove Open Through to a Dining Room
- Contemporary Fitted Kitchen
- Three Excellent Sized Bedrooms
- Bathroom Fitted with a Modern White Suite
- Spacious Driveway Providing Excellent Off Street Parking and Leading to a Large Detached Garage
- Gas Fired Central Heating, uPVC Double Glazing and Front Facia and an Excellent Energy Rating
- Enclosed Gardens to the Rear Laid Out in Lawn with Patio Area Overlooking the Surrounding Countryside

Entrance Hall

Glazed Upvc entrance door with matching side light; wood laminate floor; understairs storage cupboard.

Lounge

14'1 x 12'5 (4.29m x 3.78m)

Inglenook style fireplace with multi fuel stove on slate hearth; wood laminate floor; recessed spotlights; open through to:-

Dining Area

10'4 x 9'5 (3.15m x 2.87m)

Wood laminate floor; recessed spotlights.

Kitchen

13'0 x 8'10 (3.96m x 2.69m)

(maximum measurements)

Contemporary fitted high and low level cupboards incorporating 1½ tub stainless steel sink unit with mixer tap; integrated electric oven; Hotpoint 4 ring ceramic hob; Indesit extractor hood; Indesit fridge; Indesit dishwasher; formica worktops with matching upstands; tile effect laminate floor; recessed lighting; glazed Upvc door to rear.

First Floor / Landing

Hotpress with Worcester gas fired boiler.

Bedroom 1

8'9 x 7'4 (2.67m x 2.24m)

Bedroom 2

Wood laminate floor.

Bedroom 3

11'9 x 9'11 (3.58m x 3.02m)

Bathroom

7'10 x 6'7 (2.39m x 2.01m)

Stunning white suite comprising panelled bath with black pillar mixer tap; thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; glass shower screen; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor and walls; Pvc tongue and groove ceiling; towel radiator; access to roofspace.

Outside

Spacious bitmac driveway providing excellent off street parking; double wooden gates leading to tarmac area and to:-

Detached Garage

25'0 x 15'5 (7.62m x 4.70m)

Up and over door; light and power points; side access; space and plumbing for washing machine and tumble dryer.

Gardens

Front garden laid out in paving stones (ideal for additional off street parking); enclosed rear gardens laid out in lawn with beautiful open aspect; paved patio area.

Capital Rateable Value

£115,000. Rates Payable = £1096.87 per annum (approx)

Tenure

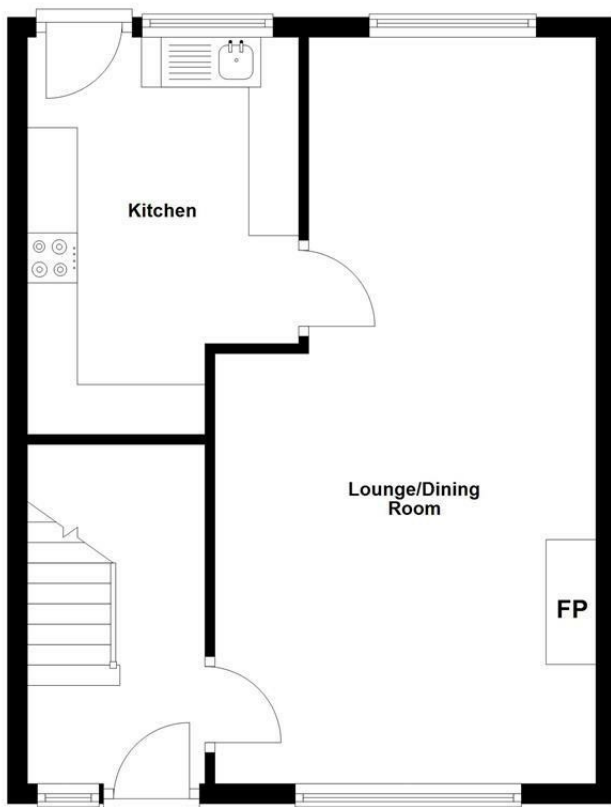
Leasehold.

Ground Rent

£27.00 per annum.

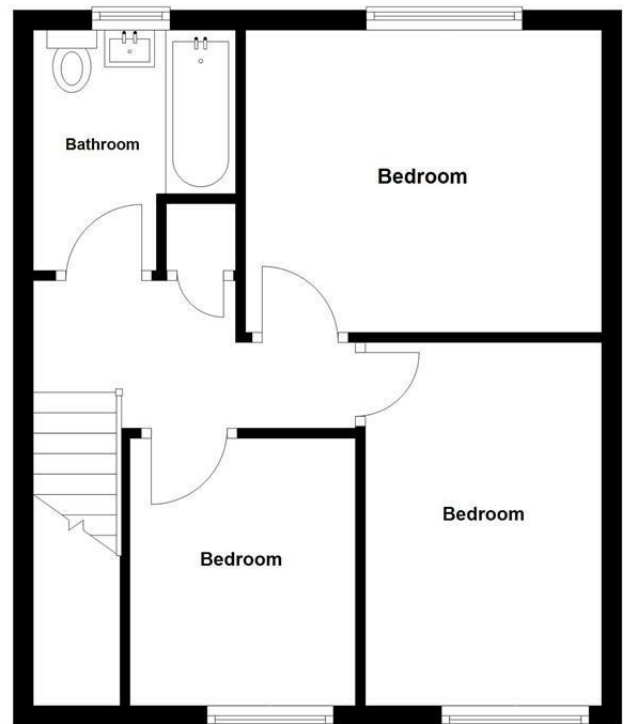
Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 86.3 sq. metres (928.4 sq. feet)

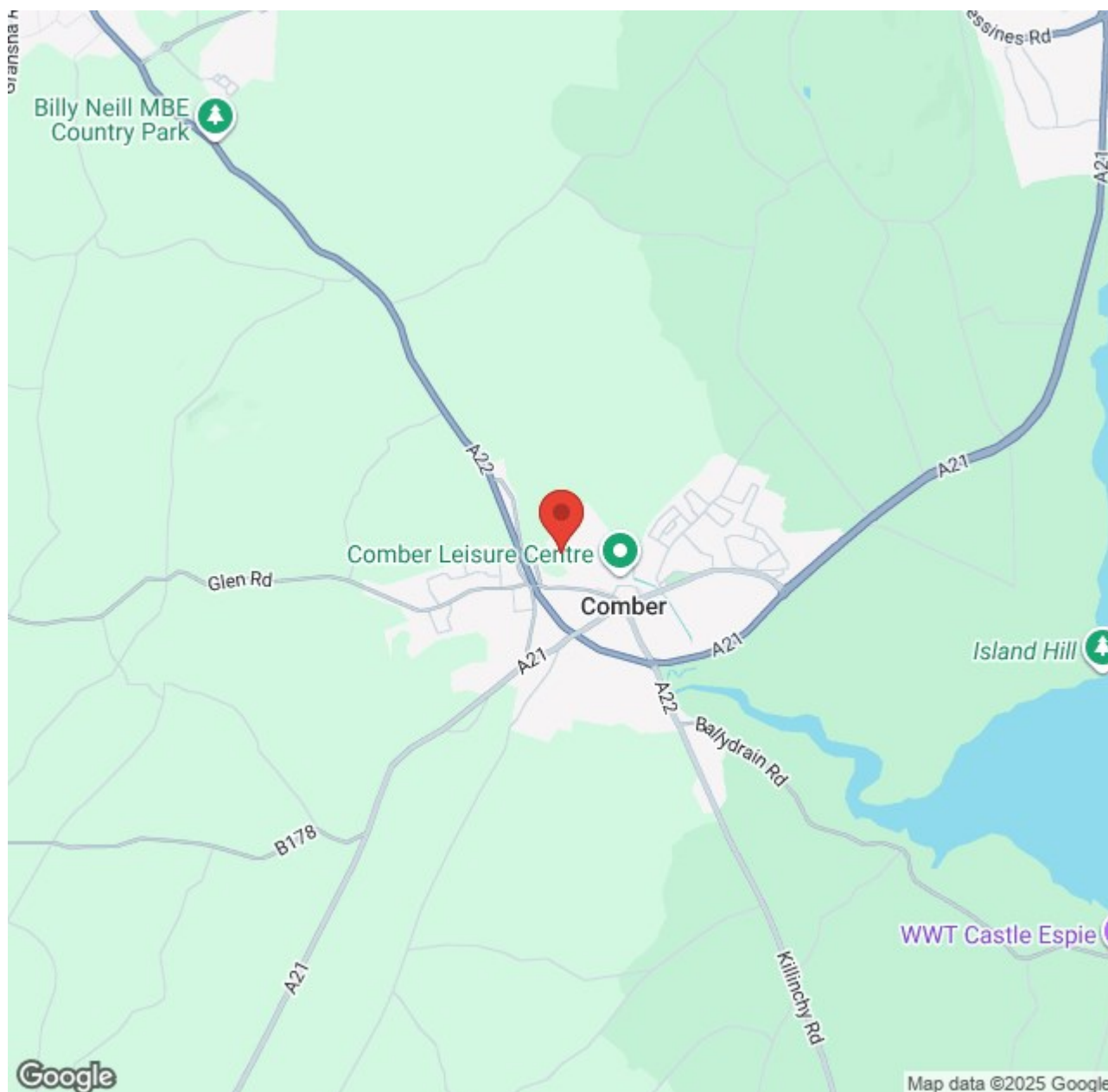
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

7 Meadow Brook, Comber









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		

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