

**Tim Martin**  
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**4 Castlehill Park  
Comber  
BT23 5XD**

**Offers Around  
£289,950**

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## SUMMARY

Occupying a spacious corner site in this much sought after area of Comber, this beautifully presented detached home is perfect for a growing or established family.

Boasting a fabulous 'show home' finish throughout, the property comprises of a spacious lounge with wood burning stove, contemporary fitted kitchen which is open plan to a dining area, utility room and downstairs WC. The first floor enjoys three excellent sized bedrooms and a bathroom, fitted with a luxurious white suite. This family home is fitted with gas fired central heating and uPVC double glazing, fascia and soffits to allow for easy maintenance.

A spacious driveway to the rear allows for excellent off street parking, whilst gardens to the front, side and rear are laid out in lawn, with a paved patio area, allowing for excellent entertaining space for all to relax in and enjoy.

Comber's bustling village is only a short stroll away, which is proud to host many local boutiques, coffee shops, restaurants, churches, and doctor's surgery. An excellent choice of primary and secondary schools are also within walking distance. For those wishing to commute, an excellent road network and public transport links provide ease of access to Newtownards, Dundonald and Belfast city centre, not to mention Stormont and Ulster Hospital.

## FEATURES

- Beautifully Presented Detached Family Home Boasting a 'Show Home Finish'
- Well Appointed Lounge Featuring a Wood Burning Stove
- Contemporary Fitted Kitchen Open Plan to a Dining Area
- Utility Room and Downstairs WC
- Three Excellent Sized Bedrooms
- Bathroom Fitted with a Luxurious White Suite
- Gas Fired Central Heating and uPVC Double Glazing, Fascia and Soffits
- Spacious Driveway to the Rear Providing Excellent Off Street Parking
- Gardens to the Front, Side and Rear Laid out in Lawn with Paved Patio Area
- Within Walking Distance to Comber's Bustling Village and Within Convenient Commuting Distance to Belfast

## **Entrance Hall**

Glazed composite entrance door; LVT herringbone floor.

## **WC 5'4 x 2'9 (1.63m x 0.84m)**

Modern white suite comprising close coupled wc; wall mounted wash hand basin with mixer tap and vanity unit under; part tiled walls; tiled floor; recessed spotlights; underfloor heating.

## **Lounge 16'11 x 13'0 (5.16m x 3.96m)**

Beautiful inglenook style fireplace with cast iron multi fuel stove on slate hearth; oak mantle over; LVT herringbone floor; tv aerial connection point.

## **Kitchen / Dining Area 23'2 x 9'4 (7.06m x 2.84m)**

Excellent range of contemporary fitted high and low level cupboards and drawers incorporating Belfast sink unit with swan neck mixer tap; integrated electric under oven with Lamona 4 ring ceramic hob; concealed extractor unit over; integrated fridge / freezer; Lamona dishwasher; bin storage; quartz worktop with matching upstands and breakfast bar; LVT herringbone floor; recessed spotlights; under cupboard lighting.

## **Utility Room 7'11 x 5'10 (2.41m x 1.78m )**

Good range of modern wood laminate high and low level cupboards; quartz worktop and matching upstand; Lamona integrated washing machine and tumble dryer; LVT herringbone floor; glazed uPvc door to side.

## **First Floor / Landing**

Access to roofspace (via slingsby type ladder); hotpress with Worcester gas fired boiler.

## **Bedroom 1 13'1 x 10'8 (3.99m x 3.25m)**

## **Bedroom 2 13'6 x 9'5 (4.11m x 2.87m )**

## **Bedroom 3 12'10 x 10'11 (3.91m x 3.33m )**

## **Bathroom 10'0 x 6'0 (3.05m x 1.83m )**

Stunning white suite comprising oval shaped bath with mixer tap; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment with drench shower head over; fitted sliding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap; part tiled and part wood effect wall tiles; tiled floor; recessed spotlights; towel radiator.

## **Outside**

Spacious driveway to the rear of the property providing excellent off street parking.

## **Gardens**

Front and side garden laid out in lawn; rear garden laid out in lawn with paved patio area; outside water tap.

## **Capital Rateable Value**

£140,000. Rates Payable = £1335.32 per annum (approx)

## **Tenure**

Leasehold

## **Ground Rent**

£60.00 per annum

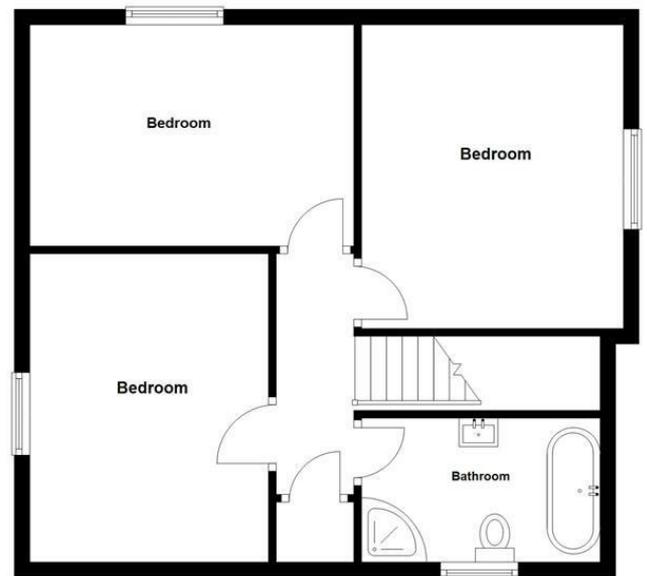
### Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



Total area: approx. 117.1 sq. metres (1260.7 sq. feet)

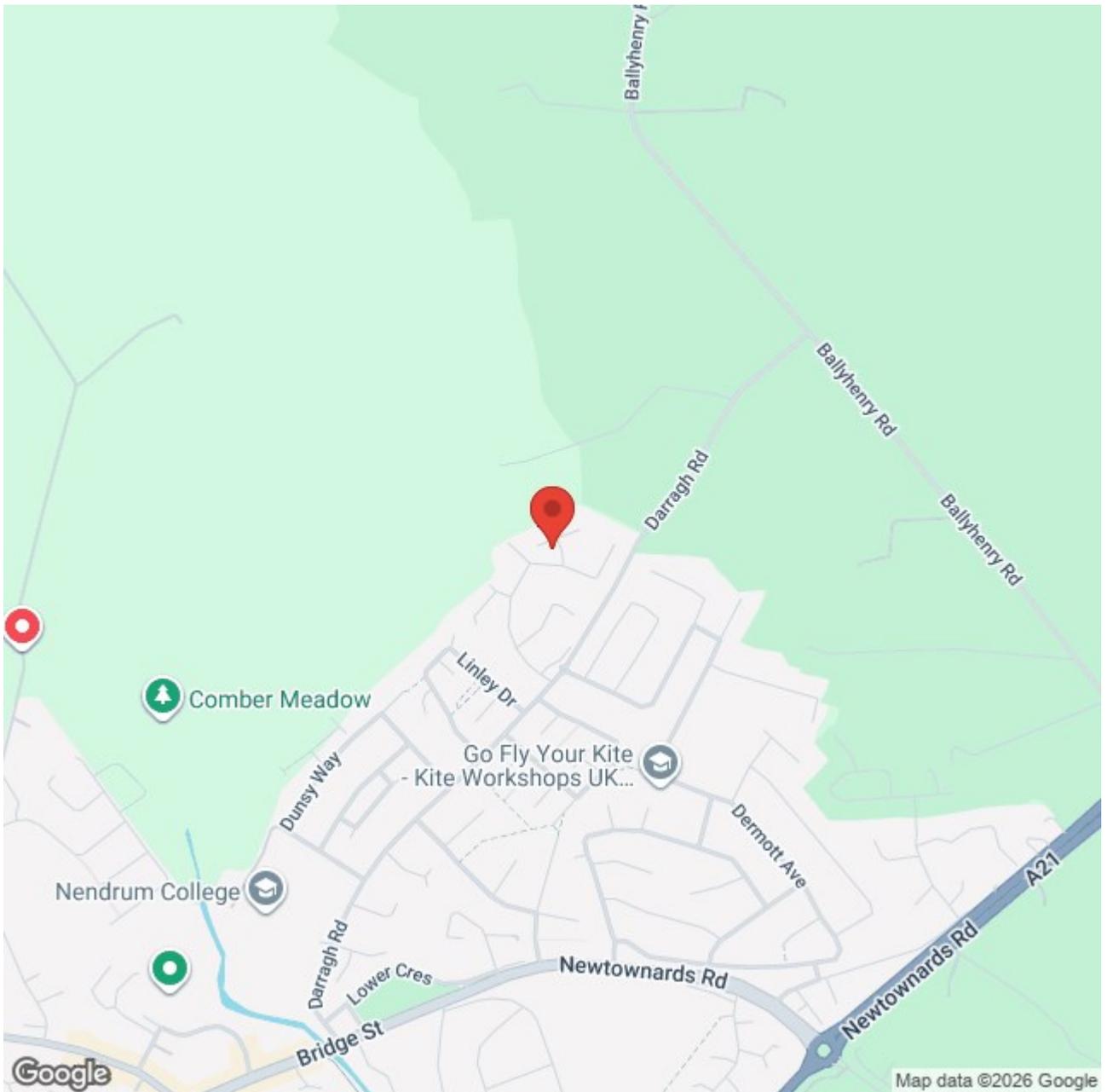
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Plan produced using PlanUp.

**4 Castlehill Park, Comber**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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