

**Tim Martin**  
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**19 Newtownards Road  
Comber  
BT23 5AZ**

**Offers Around  
£210,000**

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## SUMMARY

Set within walking distance of Comber's bustling village, this well presented and spacious detached bungalow is perfect for a young family or those looking to downsize with convenience in mind.

Occupying an elevated site, the bungalow boasts well appointed accommodation throughout, comprising of a spacious lounge, modern fitted kitchen, two excellent sized bedrooms and a shower room, fitted with a modern white suite. Access to a floored roofspace allows for further conversion if desired (subject to the relevant consents) or additional storage. Planning permission has been granted under application LA06/2021/1118/F for a single storey rear extension, alterations to roofspace incorporating rear dormer window and other associated works. The property enjoys the benefits of gas fired central heating, uPVC double glazed windows and doors and a spacious driveway providing excellent parking for several cars, boat and or caravan.

Gardens to the front are laid out in lawn, whilst the enclosed rear gardens boast a spacious paved and concrete patio area with a private aspect, perfect for entertaining family and friends.

Comber village enjoys a wealth of local boutiques, coffee shops, restaurants, butchers, and chemist and is home of the local Farmers Market. The local primary and secondary schools are within walking distance, whilst public transport is located only yards away, making Newtownards and Belfast both easily accessible.

## FEATURES

- Well Presented and Modern Detached Bungalow Set within Walking Distance of Comber Village
- Beautifully Appointed Lounge
- Modern Fitted Kitchen
- Two Excellent Sized Bedrooms
- Shower Room Fitted with a Modern White Suite
- Access to Floored Roofspace – Potential for Conversion (Subject to the Relevant Consents)
- Gas Fired Central Heating and uPVC Double Glazed Windows and Doors
- Full Planning Permission Granted under Application LA06/2021/1118/F for a Single Storey Extension and Alterations to Roofspace
- Spacious Driveway to the Front Providing Excellent Parking for Several Cars
- Within Walking Distance to Many Local Amenities Including Local Schools and Public Transport

## **Entrance Hall**

Glazed composite entrance door; wood laminate floor.

## **Lounge**

**14'1 x 10'10 (4.29m x 3.30m)**

Wood laminate floor; wiring for wall lights.

## **Kitchen**

**14'1 x 10'9 (4.29m x 3.28m)**

Excellent range of modern high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated Prima electric under oven with 4 ring ceramic hob; concealed extractor fan over; integrated fridge / freezer; space and plumbing for washing machine and tumble dryer; wood laminate worktops with matching upstands; recessed spotlights; wood effect vinyl floor; glazed uPVC double doors to rear gardens.

## **Bedroom 1**

**12'9 x 9'3 (3.89m x 2.82m)**

Wood laminate floor; built-in storage cupboard.

## **Bedroom 2**

**11'9 x 10'10 (3.58m x 3.30m)**

Built-in storage cupboard; picture rail.

## **Shower Room**

**7'6 x 4'9 (2.29m x 1.45m)**

Stunning white suite comprising walk-in shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment; drench shower head over; glass shower screen; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; tiled effect PVC wall cladding; PVC tongue and groove ceiling with recessed spotlights; towel radiator.

## **Access to Roofspace with Baxi gas fired boiler**

## **Storage Room**

**12'0 x 8'11 (3.66m x 2.72m )**

## **Outside**

Spacious driveway providing excellent off street parking for several cars; decorative gravelled parking area - perfect for a boat or a caravan.

## **Gardens**

Front garden laid out in lawn and planted with mature hedging and shrubbery.

Enclosed rear garden laid out in lawn; spacious paved and concrete patio areas; outdoor power points; light and water tap.

## **Capital Rateable Value**

£135,000. Rates Payable = £1287.63 per annum (approx)

## **Tenure**

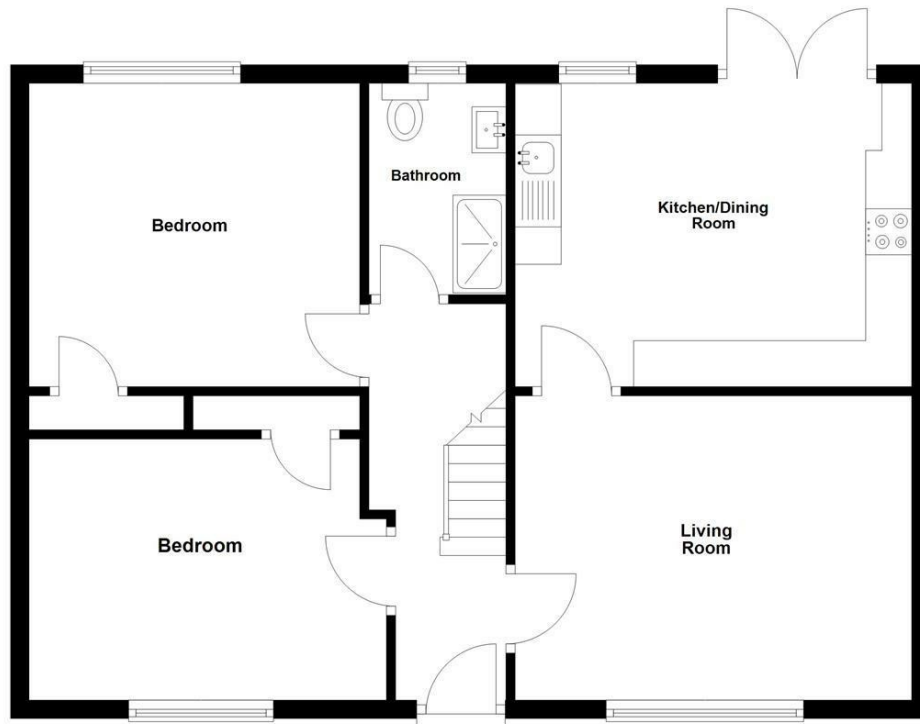
Leasehold

## **Ground Rent**

£10.00 per annum

## Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



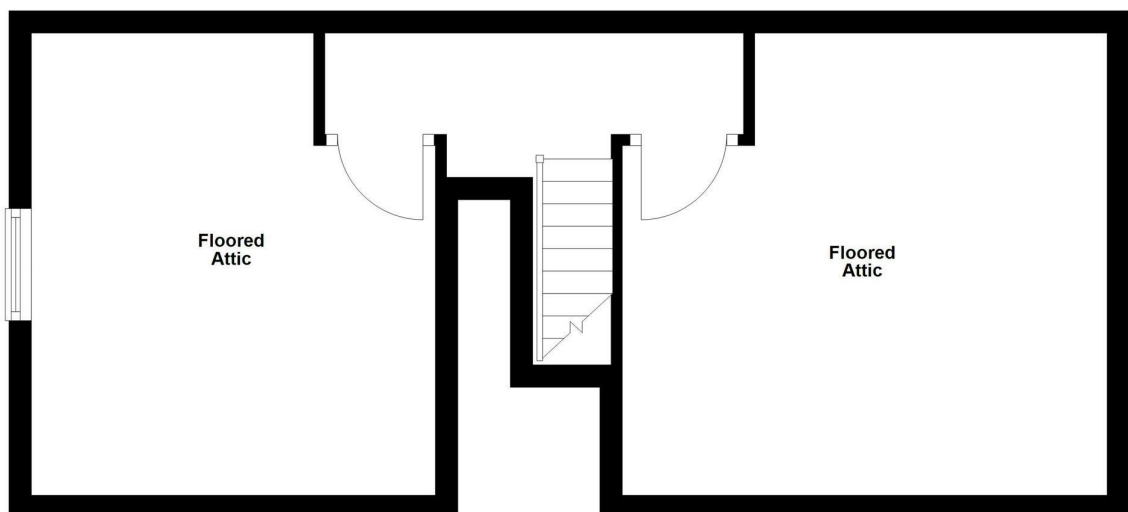
Total area: approx. 69.4 sq. metres (746.7 sq. feet)

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

**19 Newtownards Road, Comber**

## First Floor

Approx. 5.1 sq. metres (54.9 sq. feet)







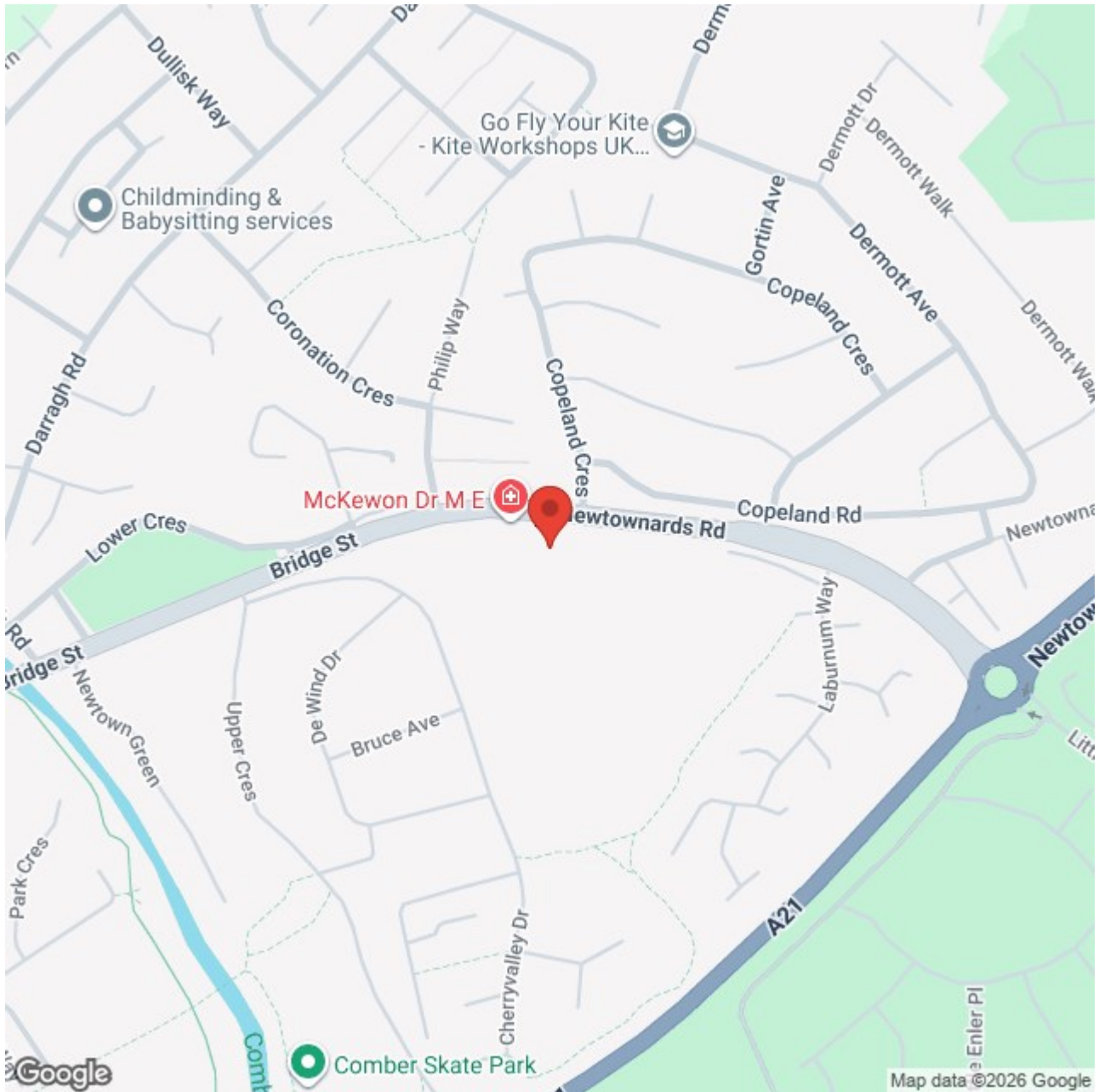












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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