

Tim Martin
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**18 Glenside
Comber
BT23 5HP**

**Offers Around
£249,950**

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SUMMARY

Ideally situated at the end of this cul-de-sac, in this highly desirable area, we are pleased to bring to the market this well presented detached bungalow with large basement.

Enjoying the benefits of gas fired central heating and uPVC double glazing, the property boasts superbly appointed accommodation that will suit the needs of the growing and established families or those wishing to downsize. The accommodation comprises of a spacious lounge with wood burning stove, a modern fitted kitchen with dining area, three excellent sized bedrooms and a shower room, fitted with a modern white suite. The basement level boasts a utility room, bathroom and the potential for additional living space, home office or storage.

Outside, the spacious driveway leads to the rear of the property and to the integral garage. Extensive gardens are located to the rear, boasting excellent outside space for everyone to enjoy.

Comber village is set approximately 9 miles from Belfast and 4 miles from Newtownards and is thriving with local boutiques, coffee shops, restaurants, the local farmers market and an excellent choice of primary and secondary schools.

With very few bungalows on the market, we recommend your earliest internal appraisal to fully appreciate everything this superb home has to offer.

FEATURES

- Well Presented Detached Bungalow with Large Basement Situated in this Highly Desirable Area of Comber
- Three Excellent Sized Bedrooms
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen
- Shower Room with Modern White Suite
- Large Basement with Utility Room, Bathroom and the Potential for Additional Living Space, Home Office or Storage
- Gas Fired Central Heating and uPVC Double Glazing
- Driveway Leading to the Rear of the Property and to the Integral Garage
- Spacious Gardens Located to the Rear
- Within Walking Distance of Comber Village, Public Transport and the Local Primary and Secondary Schools

Entrance Hall

Glazed uPVC entrance door with matching side light; wood strip floor; corniced ceiling; access to roofspace; built-in storage and cloak cupboard.

Lounge 17'2 x 11'4 (5.23m x 3.45m)

Beautiful red brick fireplace with wood burning stove on tiled hearth; mantle over; built-in shelving; corniced ceiling; recessed spotlights; wood laminate floor; tv aerial connection point.

Kitchen / Dining Area 19'5 x 13'10 (5.92m x 4.22m)

(maximum measurements)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating caple glazed sink unit with swan neck mixer tap; space and plumbing for gas range cooker; concealed extractor unit over; space for American style fridge / freezer; Lamona dishwasher; granite worktops with matching upstands; part tiled floor; part wood strip floor; recessed spotlights; corniced ceiling; glazed uPVC door to rear.

Bedroom 1 11'11 x 8'6 (3.63m x 2.59m)

Corniced ceiling; built-in wardrobes.

Bedroom 2 11'5 x 8'0 (3.48m x 2.44m)

Wood laminate floor; corniced ceiling.

Shower Room 8'1 x 6'1 (2.46m x 1.85m)

Modern white suite comprising walk-in shower area with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; glass shower screen; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part tiled walls; tiled floor; corniced ceiling; recessed spotlights; towel radiator; extractor fan.

Bedroom 3 11'10 x 8'7 (3.61m x 2.62m)

Wood laminate floor; corniced ceiling.

Stairs to Basement

Utility Room 8'9 x 7'10 (2.67m x 2.39m)

Glazed Belfast sink with mixer tap; built-in high and low level cupboards; tiled floor; space and plumbing for washing machine and tumble dryer.

Bathroom 9'6 x 6'3 (2.90m x 1.91m)

White suite comprising pine tongue and groove panelled bath with mixer tap; pedestal wash hand basin; low flush wc; tiled floor.

Store 18'11 x 8'3 (5.77m x 2.51m)

Store 6'4 x 3'9 (1.93m x 1.14m)

Built-in desk; cupboards and open shelving.

Office 10'7 x 8'1 (3.23m x 2.46m)

Part tiled floor; light and power points.

Store 10'5 x 8'3 (3.18m x 2.51m)

Store 16'10 x 9'5 (5.13m x 2.87m)

uPVC sliding door to rear; glazed PVC door leading to integral garage.

Outside

Concrete driveway leading to the side and rear of the property and to:-

Integral Garage 16'11 x 11'11 (5.16m x 3.63m)

Roller shutter door; light and power points; Worcester gas fired boiler.

Gardens

Front garden laid out in decorative gravel and shrubs.

Enclosed tiered rear gardens laid out in lawn; concrete patio area; outside lights and water tap.

Capital Rateable Value

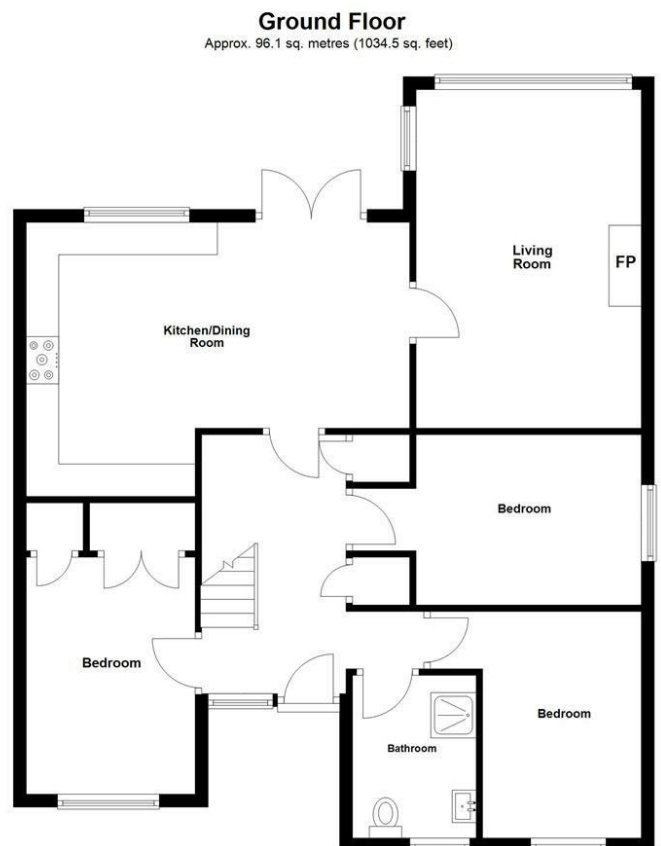
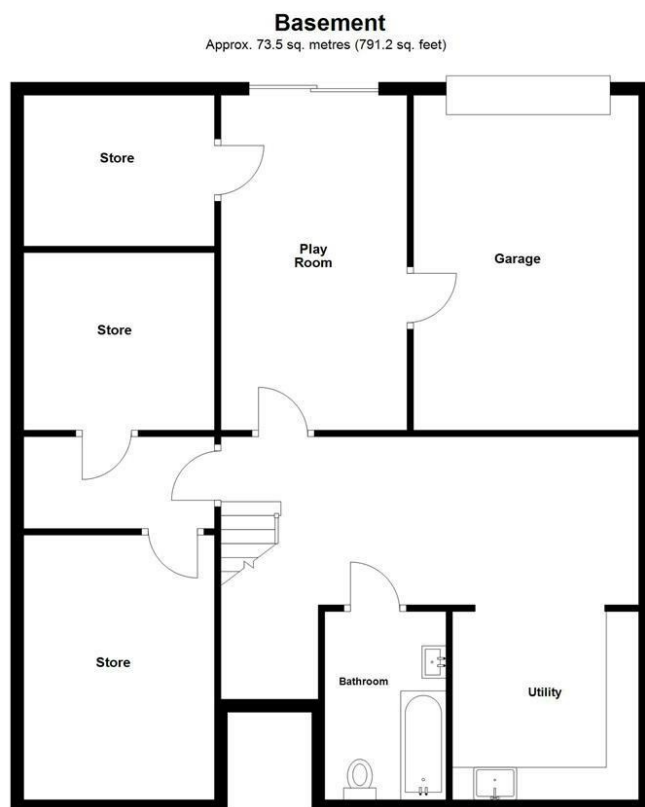
£145,000. Rates Payable = £1383.01 (per annum) approx

Tenure

Leasehold

Ground Rent

£40.00 per annum



Total area: approx. 169.6 sq. metres (1825.7 sq. feet)

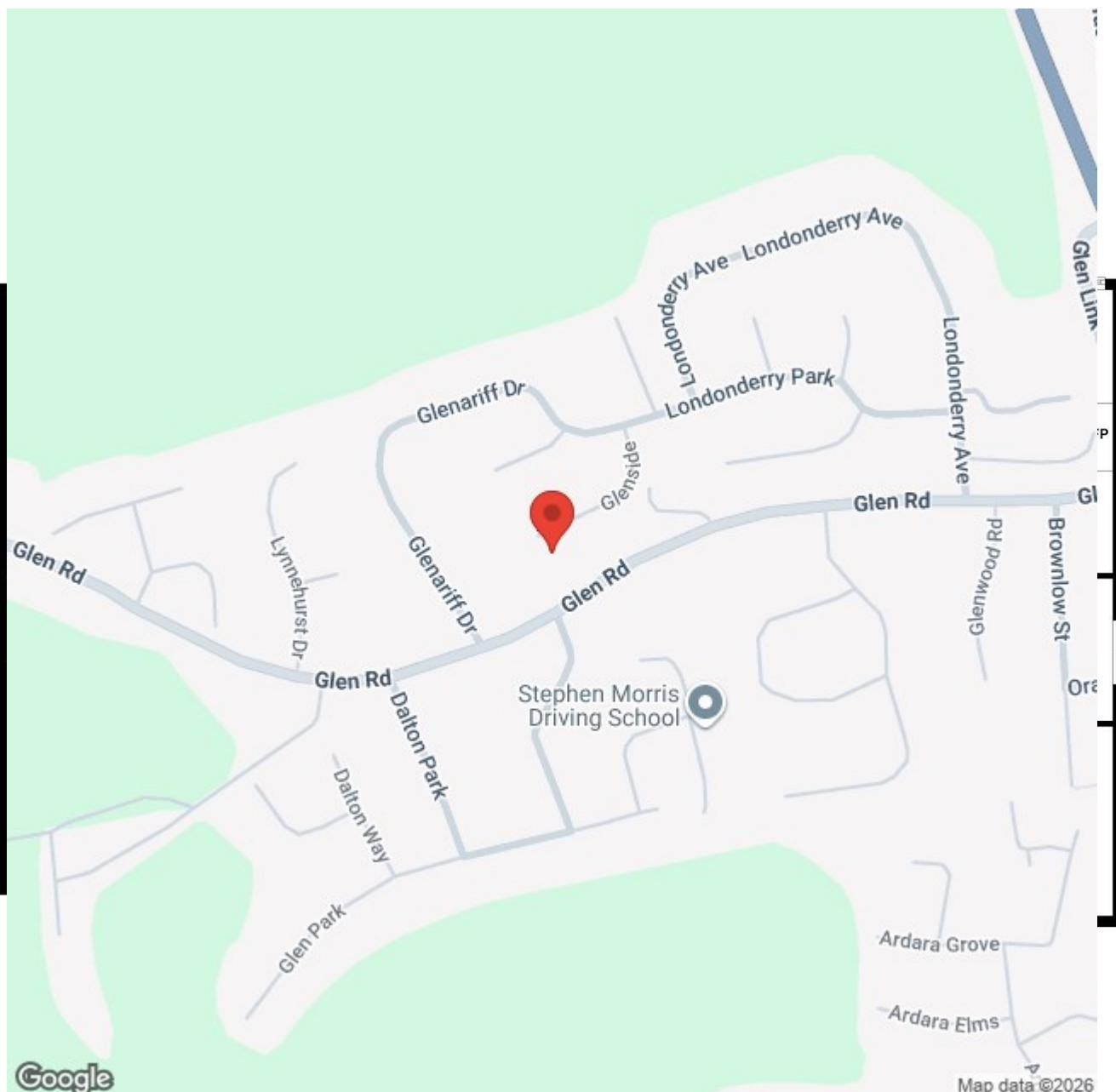
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

18 Glenside, 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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