

**Tim Martin**  
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**14 High Street Grove  
Comber  
BT23 5QF**

**Offers Around  
£189,950**

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## SUMMARY

A well presented semi-detached home, occupying a spacious corner site at the end of this quiet cul-de-sac and within walking distance to Comber's bustling village.

Fitted with gas fired central heating and uPVC double glazing, the accommodation is spacious throughout with the ground floor comprising of a lounge which opens through to the dining room and from there to the conservatory which overlooks the rear gardens and a modern fitted kitchen. Upstairs, there are three well proportioned bedrooms and a shower room, fitted with a modern white suite.

Outside, the driveway leads to the attached garage with electric roller door and WC. Double gates lead to a spacious concrete area, perfect for additional parking or entertaining area. Gardens to the front and rear are easily maintained with decorative gravelled flowerbed and patio areas.

Comber village is thriving with local boutiques, coffee shops, restaurants, and an excellent choice of primary and secondary schools, whilst remaining in close proximity to Newtownards, Dundonald, Ulster Hospital and Belfast city centre. Public transport is also within walking distance.

## FEATURES

- Well Presented Semi Detached Property Occupying a Spacious Corner Site in This Much Sought After Area
- Spacious Lounge Open Through to the Dining Room and Conservatory
- Modern Fitted Kitchen
- Three Excellent Sized Bedrooms
- Shower Room fitted with a Modern White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to the Attached Garage with WC
- Easily Maintained Front and Rear Gardens
- Within Walking Distance to Comber Village, Schools and Public Transport
- Perfect for the First Time Buyer, Young Couple or Family

## **Entrance Hall**

Glazed Pvc entrance door; wood strip floor.

## **Lounge 13'8 x 13'1 (4.17m x 3.99m)**

(maximum measurements)

Feature stone and brick fireplace with slate hearth; wooden mantle; wood strip floor; corniced ceiling; open through to:-

## **Dining Room 11'2 x 8'2 (3.40m x 2.49m)**

Wood strip floor; corniced ceiling; glazed uPVC door to:-

## **Conservatory 9'11 x 9'7 (3.02m x 2.92m)**

Tiled floor; glazed uPVC door to rear.

## **Kitchen 10'9 x 8'5 (3.28m x 2.57m )**

Good range of white gloss high and low level cupboards and drawers with matching glazed display cupboards incorporating Blanco 1½ tub sink unit with swan neck mixer tap; space for electric cooker; concealed extractor unit over; space for fridge; space and plumbing for dishwasher; formica worktops; part tiled walls; tiled splashback; laminate floor; built-in larder cupboard; glazed uPVC door to rear.

## **First Floor / Landing**

Built-in storage cupboard; access to roofspace (via slingsby type ladder - partially floored).

## **Bedroom 1 11'2 x 10'0 (3.40m x 3.05m )**

Wood laminate floor; corniced ceiling; built-in storage cupboard.

## **Shower Room 6'9 x 6'7 (2.06m x 2.01m)**

Modern white suite comprising separate tiled shower cubicle with Mira Vie electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; recessed spotlights; chrome towel radiator.

## **Bedroom 2 10'1 x 6'11 (3.07m x 2.11m )**

Wood laminate floor; corniced ceiling.

## **Bedroom 3 10'3 x 6'6 (3.12m x 1.98m )**

Wood laminate floor; corniced ceiling.

## **Outside**

Spacious driveway with double wooden gates providing excellent off street parking leading to the front and side of the property and to:-

## **Attached Garage 19'4 x 11'8 (5.89m x 3.56m)**

Electric roller door; light and power points; low flush wc; pedestal wash hand basin; Worcester gas fired boiler; glazed uPVC door to side.

## **Gardens**

Front gardens laid out in a decorative gravelled flowerbed; paved and concrete patio area.

Enclosed rear gardens with paved patio area; well stocked flowerbeds; outside lights and water tap.

## **Capital Rateable Value**

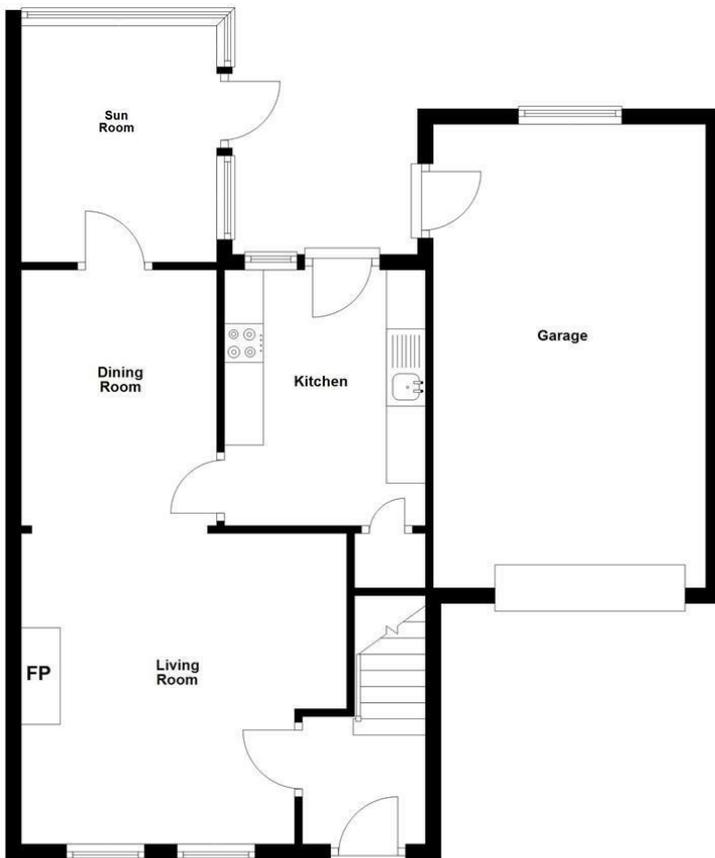
£105,000. Rates Payable = £1001 per annum (approx)

## **Tenure**

Leasehold

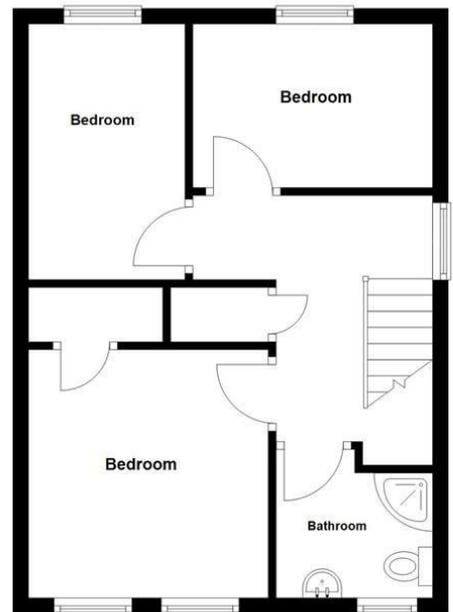
### Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

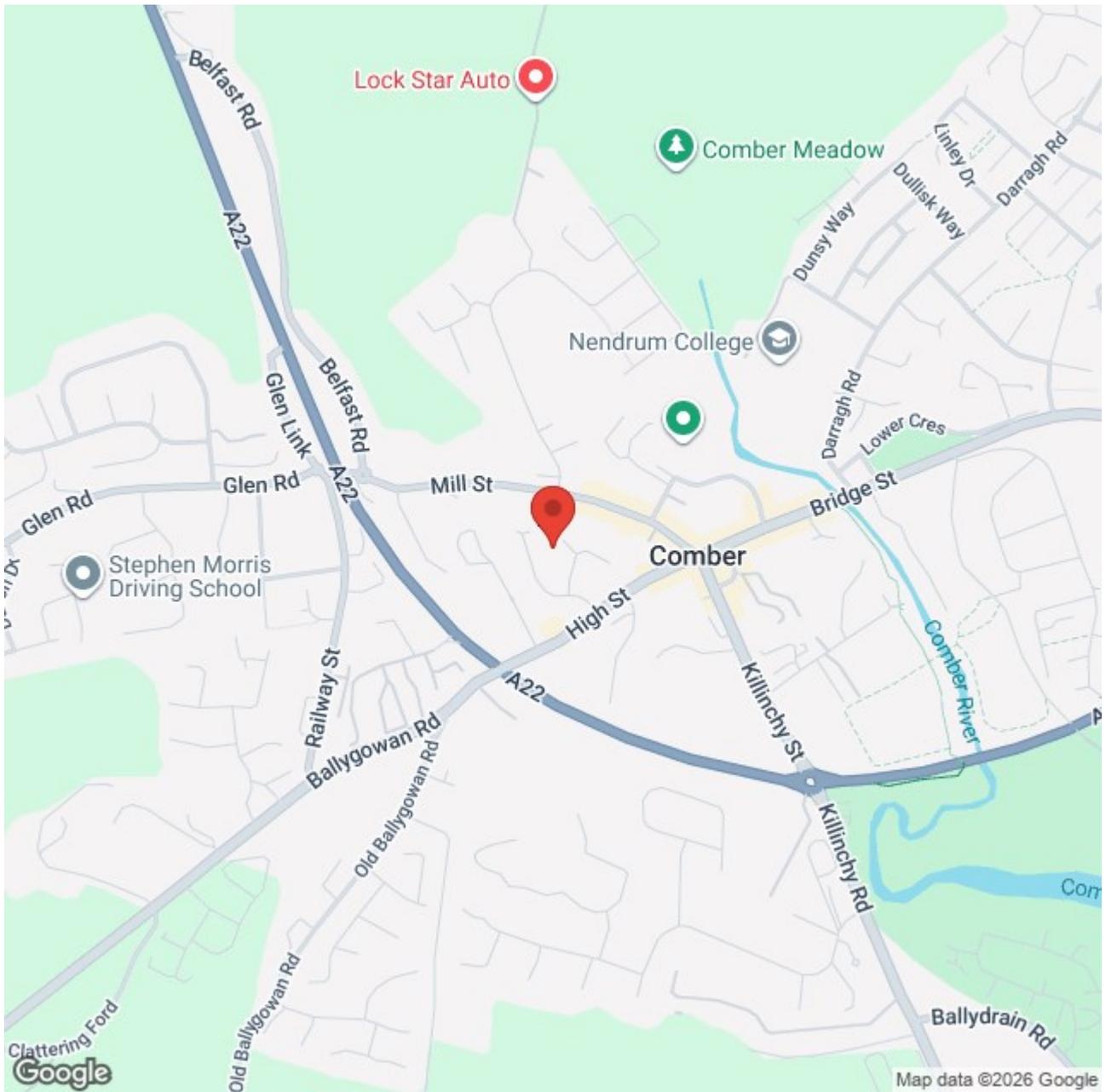
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**14 High Street Grove, Comber**









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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