

**Tim Martin**  
.co.uk



8 Glen Road  
Comber  
BT23 5EL

Offers Around  
£40,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

An excellent opportunity to acquire this mid terrace townhouse, situated within walking distance of Comber village.

The property is in need of renovation, however, offers the purchaser the opportunity to create a fantastic home in a most popular area. The accommodation comprises of a lounge, kitchen, two bedrooms and shower room. Outside there is an enclosed rear yard with stores.

Comber village is thriving with many local boutiques, coffee shops, restaurants and an excellent choice of schools. The Comber by-pass is close by and allows for a convenient commute to Newtownards and Belfast.

## FEATURES

- Mid Terrace Townhouse Situated Within Walking Distance of Comber Village
- In Need of Renovation
- Spacious Lounge
- Fitted Kitchen
- Two Excellent Sized Bedrooms
- Enclosed Rear Yard with Stores
- Close To Many Local Amenities, Schools and Public Transport
- Convenient Commuting Distance Via Comber By-pass to Newtownards and Belfast
- Please Note: The property is subject to a short lease which expires on 30 April 2048
- **\*\* CASH OFFERS ONLY \*\***

**Entrance Hall**

Glazed hardwood entrance door.

**Lounge**

**12'10 x 10'6 (3.91m x 3.20m)**

Tiled fireplace with matching hearth; tiled floor; hotpress with lagged copper cylinder.

**Kitchen**

**13'4 x 8'2 (4.06m x 2.49m)**

Good range of laminate high and low level cupboard and drawers incorporating single drainer stainless steel sink unit with mixer tap; space for electric cooker; extractor unit over; space for fridge / freezer; space and plumbing for washing machine; laminate worktops; tiled splashback; fluorescent light.

**Rear Porch****First Floor / Landing**

Access to roofspace.

**Bedroom 1**

**13'4 x 12'11 (4.06m x 3.94m)**

(maximum measurements)

**Bedroom 2**

**8'2 x 7'8 (2.49m x 2.34m)**

**Shower Room**

**8'1 x 5'4 (2.46m x 1.63m )**

Tiled shower cubicle with Mira thermostatically controlled shower unit and wall mounted telephone shower attachment; low flush wc; wash hand basin; vanity unit; part tiled walls.

**Outside**

Enclosed rear garden

**Coal Store**

**6'7 x 4'11 (2.01m x 1.50m)**

**Store**

**6'8 x 6'6 (2.03m x 1.98m)**

**Store**

**6'5 x 3'2 (1.96m x 0.97m)**

**Capital Rateable Value**

£72,500. Rates Payable = £692.00 per annum (approx)

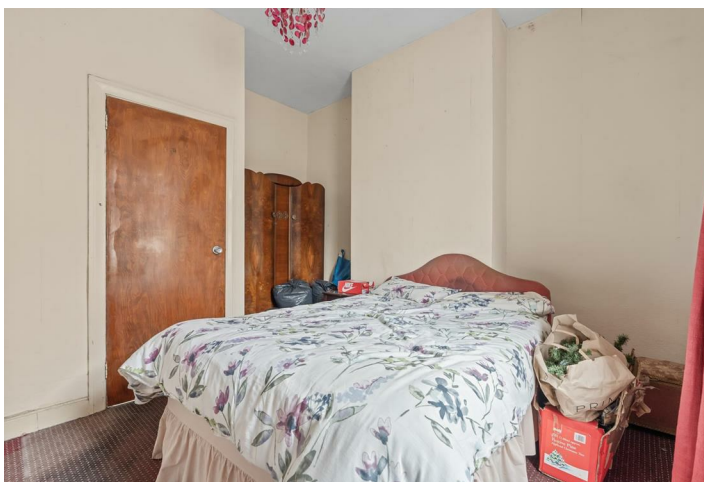
**Tenure**

Short Leasehold Expiring 30 April 2048

**Ground Rent**

£3 if demanded

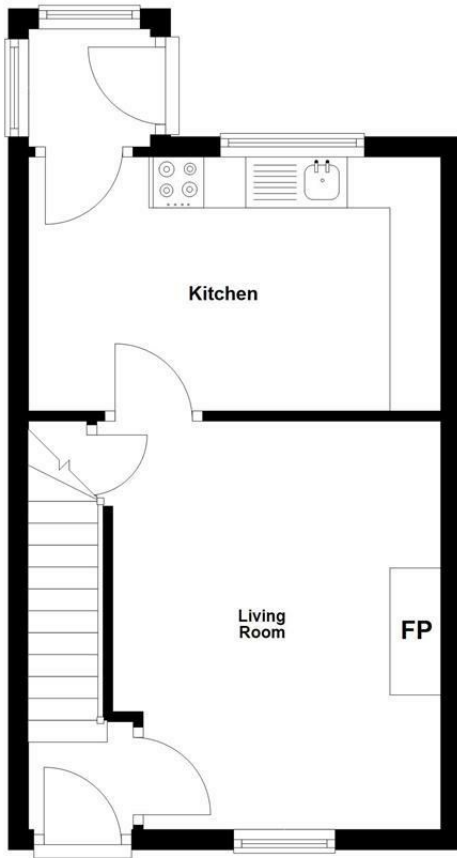






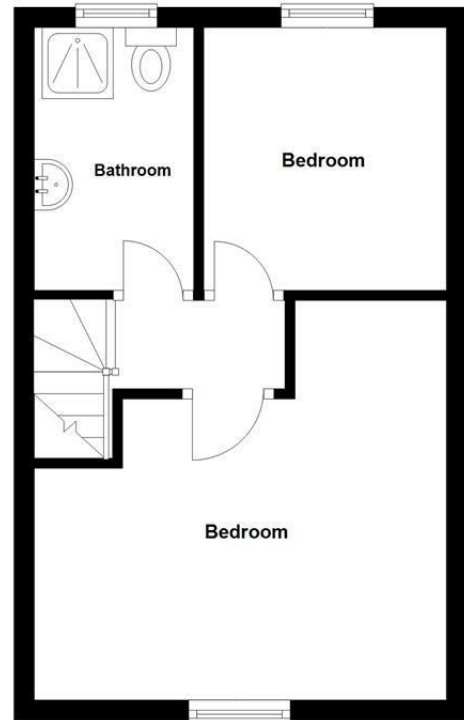
## Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



## First Floor

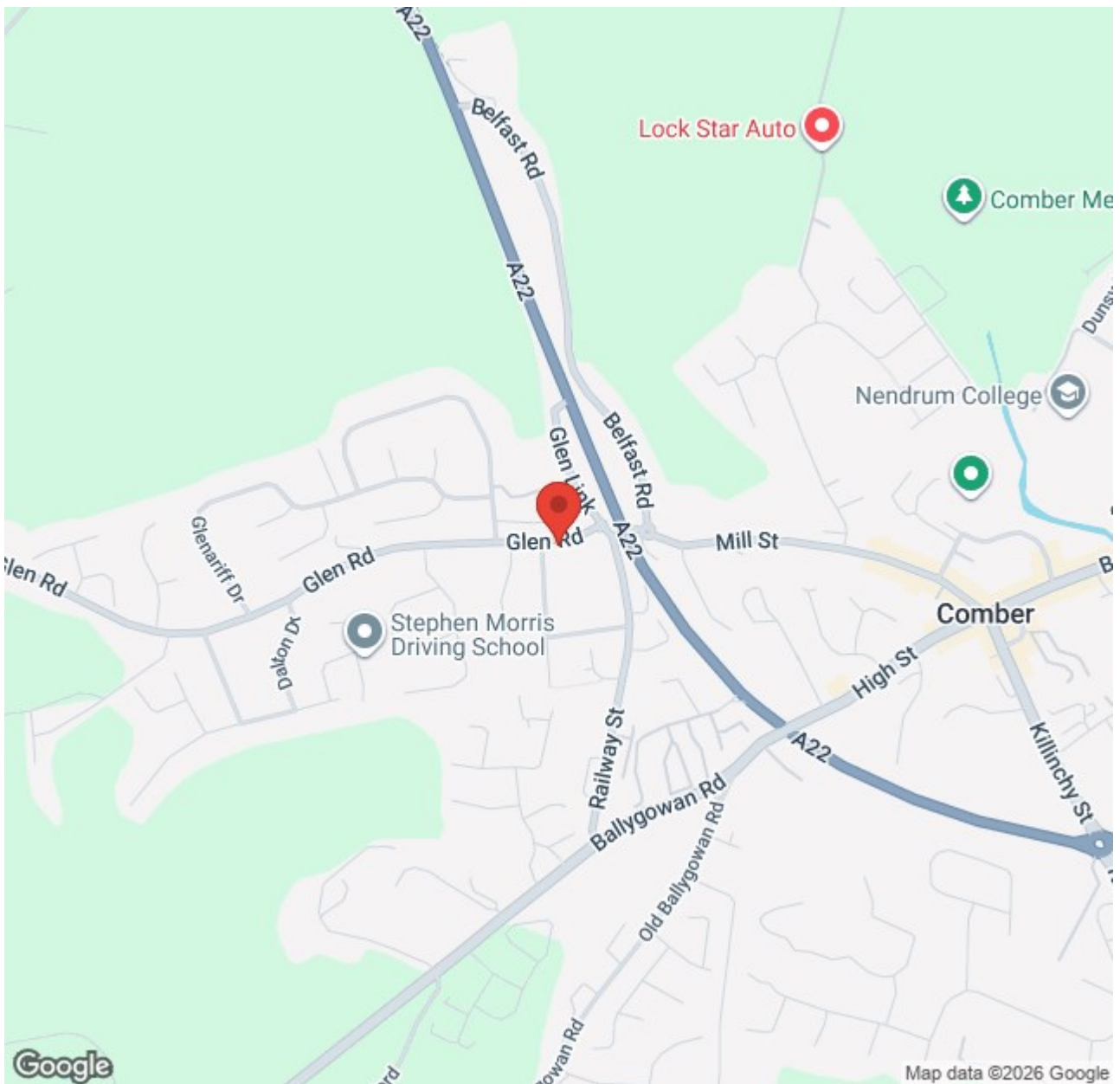
Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 60.7 sq. metres (653.7 sq. feet)

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

**8 Glen Road, Comber**



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>		41	49
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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 T 028 97 568300

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