

Tim Martin
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**43 Castlehill
Comber
BT23 5XA**

**Offers Around
£120,000**

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SUMMARY

Ideally located in the ever popular Castlehill development, this well presented townhouse is the perfect starter home for the first time buyer or young couple.

Fitted with uPVC triple glazing and gas fired central heating, the property boasts bright and spacious accommodation throughout, comprising of an open plan kitchen, living and dining area, two excellent sized bedrooms and a bathroom fitted with a modern white suite. Outside a spacious brick pavia driveway allows parking for 2 cars. The property further benefits from a C74 energy rating.

Comber village is within walking distance, boasting local boutiques, coffee shops, restaurants and leisure centre. For those wishing to commute, Newtownards, Dundonald and Belfast are all easily accessible by an excellent road and public transport network.

FEATURES

- Well Presented Townhouse Situated in the Ever Popular Castlehill Development
- Beautifully Appointed Open Plan Kitchen, Living and Dining Area
- Two Excellent Sized Bedrooms
- Bathroom Fitted with a Modern White Suite
- Gas Fired Central Heating and uPVC Triple Glazing
- Low Maintenance uPVC Facias and Soffits
- Excellent Energy Efficient Rating of C74
- Within Walking Distance to Comber Village, Schools and Public Transport
- Convenient Commute to Newtownards, Belfast City Centre, Hospitals and Belfast City Airport
- Ideal Starter Home for the First Time Buyer or Young Couple

Entrance

Glazed hardwood entrance door.

Open Plan Kitchen / Living / Dining Area

16'5 x 16'5 (5.00m x 5.00m)

Excellent range of wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated Hotpoint electric under oven with Baumatic 4 ring ceramic hob; concealed extractor unit over; space and plumbing for washing machine; space for fridge; formica worktops; tiled splashback; wood strip floor; tv and telephone connection point.

First Floor / Landing

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

Bedroom 1

13'0 x 8'4 (3.96m x 2.54m)

Built-in storage cupboard.

Bedroom 2

9'7 x 7'9 (2.92m x 2.36m)

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

White suite comprising panelled bath with mixer tap and wall mounted telephone shower attachment; Redring electric shower unit; pedestal wash hand basin; low flush wc; part tiled walls; towel radiator; vinyl floor.

Outside

Brick pavia driveway providing parking for 2 cars; store.

Capital Rateable Value

£77,500. Rates Payable = £739.00 per annum (approx)

Tenure

Leasehold - 9000 years from 1st March 1991

Ground Rent

£30 per annum







Ground Floor

Approx. 25.2 sq. metres (271.3 sq. feet)



First Floor

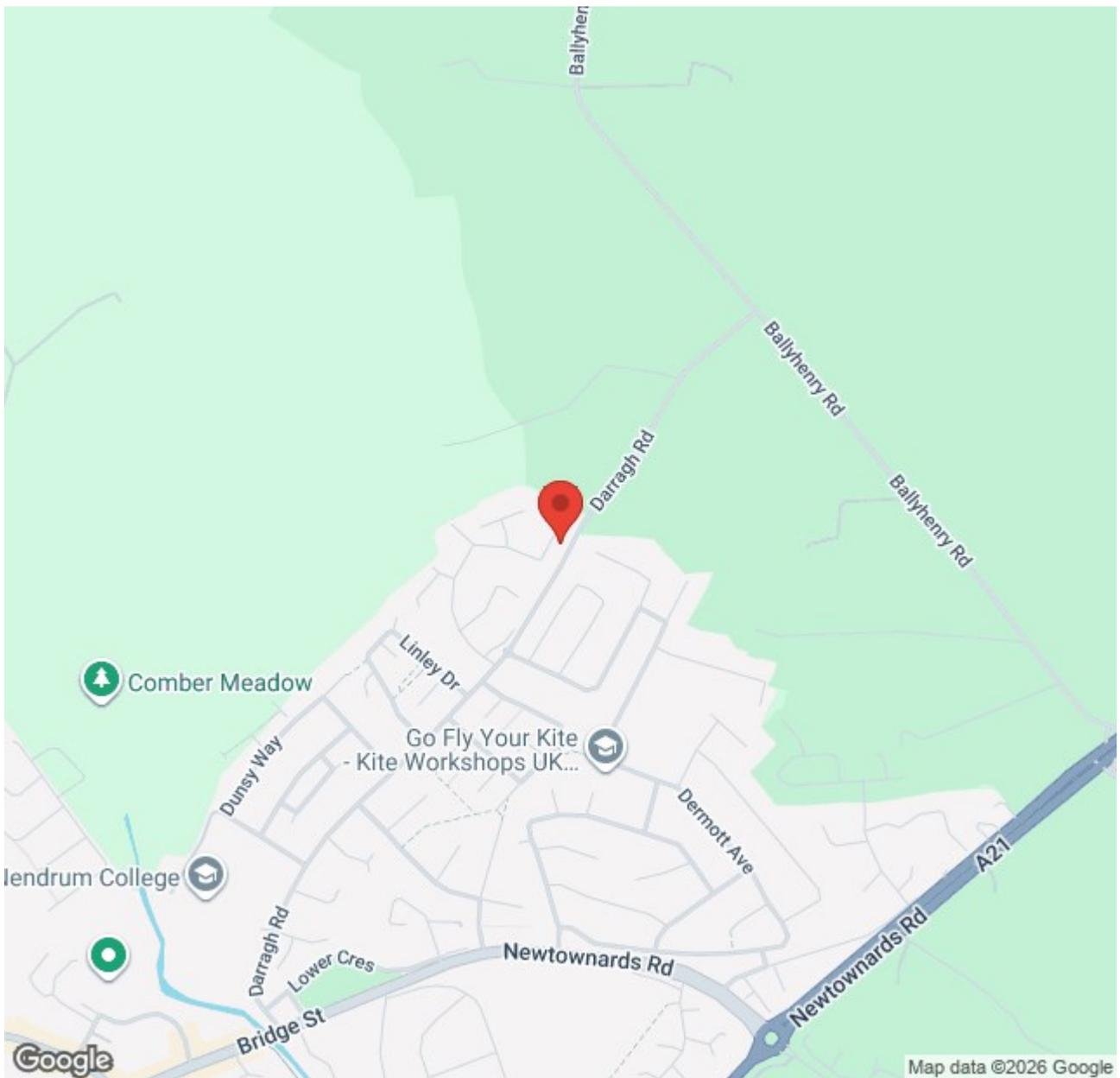
Approx. 25.2 sq. metres (271.7 sq. feet)



Total area: approx. 50.4 sq. metres (542.9 sq. feet)

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

43 Castlehill, 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			
		74	80

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 T 028 97 568300

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