

**Tim Martin**  
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**14 Longlands Road  
Comber  
BT23 5JS**

**Offers Around  
£290,000**

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## SUMMARY

Set on a private and mature site with beautiful views over the surrounding countryside towards Strangford Lough, Scrabo Tower and the Mourne Mountains, this detached bungalow offers versatile accommodation in a peaceful rural setting, while remaining conveniently located just a short drive from Comber and Newtownards.

The accommodation is in need of some modernisation comprises a bright kitchen open plan to the dining area, complete with an inviting open fire. A separate lounge with open fire provides additional living space. There are three well-proportioned bedrooms along with a family bathroom and separate wc, making the property ideal for families or those requiring a bungalow. The property features a generous roofspace offering excellent storage or potential for further accommodation (subject to necessary approvals).

Approached via a concrete drive way which leads to ample parking for number cars, caravan, boat etc. The property benefits from a detached garage and two stores to the rear with a raised area for a greenhouse, together with ample outdoor space and privacy, all enhanced by the beautiful surroundings.

The property is a short drive to both Comber and Newtownards's host of amenities including primary and secondary schools, shops, eateries and leisure facilities. An excellent public transport service, and road network, allows for a convenient commute to Dundonald, Belfast City Centre and beyond, as well as schools in the surrounding towns and Belfast. The property is located within walking distance to Island Hill.

## FEATURES

- Detached Bungalow Set on a Mature Site with Views to Strangford Lough, Scrabo Tower and Mourne Mountains
- Lounge with Open Fire
- Kitchen Opening Through to Dining Room
- Three Well Proportioned Bedrooms
- Floored Roofspace Providing Generous Storage of Potential for Further Accommodation (subject to necessary approvals)
- Oil Fired Central Heating and Double Glazing
- Detached Garage and Two Stores with Site for a Greenhouse
- Concrete Driveway Leading to Ample Parking for Cars, Caravan, Boat etc
- Short Drive to Both Comber and Newtownards

## **Entrance Porch**

Quarry tiled floor; corniced ceiling; glazed door to:-

## **Entrance Hall**

Corniced ceiling; telephone connection point.

## **Living Room 14'5 x 12'10 (4.39m x 3.91m)**

Granite fireplace with granite hearth and mahogany hardwood surround; corniced ceiling.

## **Dining Room 12'4 x 10'7 (3.76m x 3.23m)**

(maximum measurements)

Brick fireplace with quarry tiled hearth and hardwood mantle; built-in shelving with cupboards; pine tongue and groove ceiling; built-in high level cupboards; built-in coat cupboard; telephone connection point; fluorescent light.

## **Kitchen 10'0 x 9'1 (3.05m x 2.77m)**

Good range of high and low level cupboards and drawers with feature glass display corner cupboard; formica worktop incorporating 1½ tub single drainer stainless steel sink unit with mixer tap; space for fridge / freezer; Hotpoint double electric ovens; Hotpoint 4 ring ceramic hob with extractor unit over; space and plumbing for washing machine and dish washer; quarry tiled floor; tongue and groove ceiling; fluorescent light; tiled walls; door to rear.

## **WC 5'1 x 2'8 (1.55m x 0.81m )**

Low flush wc; tiled walls.

## **Bathroom 8'2 x5'0 (2.49m x1.52m)**

White suite comprising panelled bath with Redring Bright electric shower; glass shower screen; vanity unit with wash hand basin with brass mixer taps and cupboard under; hotpress with lagged copper cylinder and shelving; tiled walls.

## **Sitting Room / Bedroom 3 12'8 x 11'1 (3.86m x 3.38m )**

Hole in the wall fireplace; raised quarry tiled hearth; corniced ceiling.

## **Bedroom 1 15'2 x 8'11 (4.62m x 2.72m)**

Double built-in wardrobe with cupboards over; corniced ceiling.

## **Bedroom room 2**

Double built-in wardrobe with cupboards over; corniced ceiling.

## **Study 8'2 x 8'1 (2.49m x 2.46m)**

(maximum measurements)

Double built-in wardrobe with cupboards over; stairs to:-

## **Floored Roofspace 16'9 x 9'11 (5.11m x 3.02m)**

(maximum measurements)

Under eaves storage; Velux ceiling window.

## **Outside**

Concrete drive leading to ample parking to side and rear of the property; raised foundation for a greenhouse.

## **Rear Yard**

Outside light and 2 water taps.

## **Garage**

Double wooden doors; oil fired condensing boiler and electrical supply.

## **Store 1**

## Store 2

With electrical supply.

## Gardens

Front gardens laid out in lawns and planted with with a mature stand of Silver Birch trees.

Side garden laid out in lawns; raised flowerbeds planted with a selection of ornamental and flowering shrubs and trees; oil storage tank.

## Capital Rateable Value

£210,000. Rates Payable = £2099.00 per annum (approx)

## Tenure

Freehold

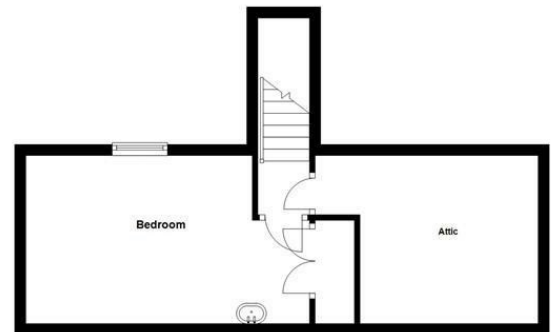
### Ground Floor

Approx. 103.8 sq. metres (1117.7 sq. feet)



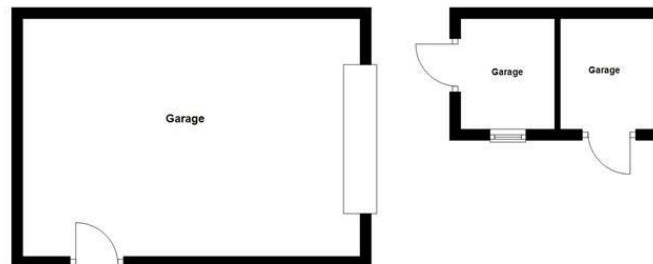
### First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



### Garages

Approx. 33.2 sq. metres (357.7 sq. feet)



Total area: approx. 167.6 sq. metres (1803.5 sq. feet)

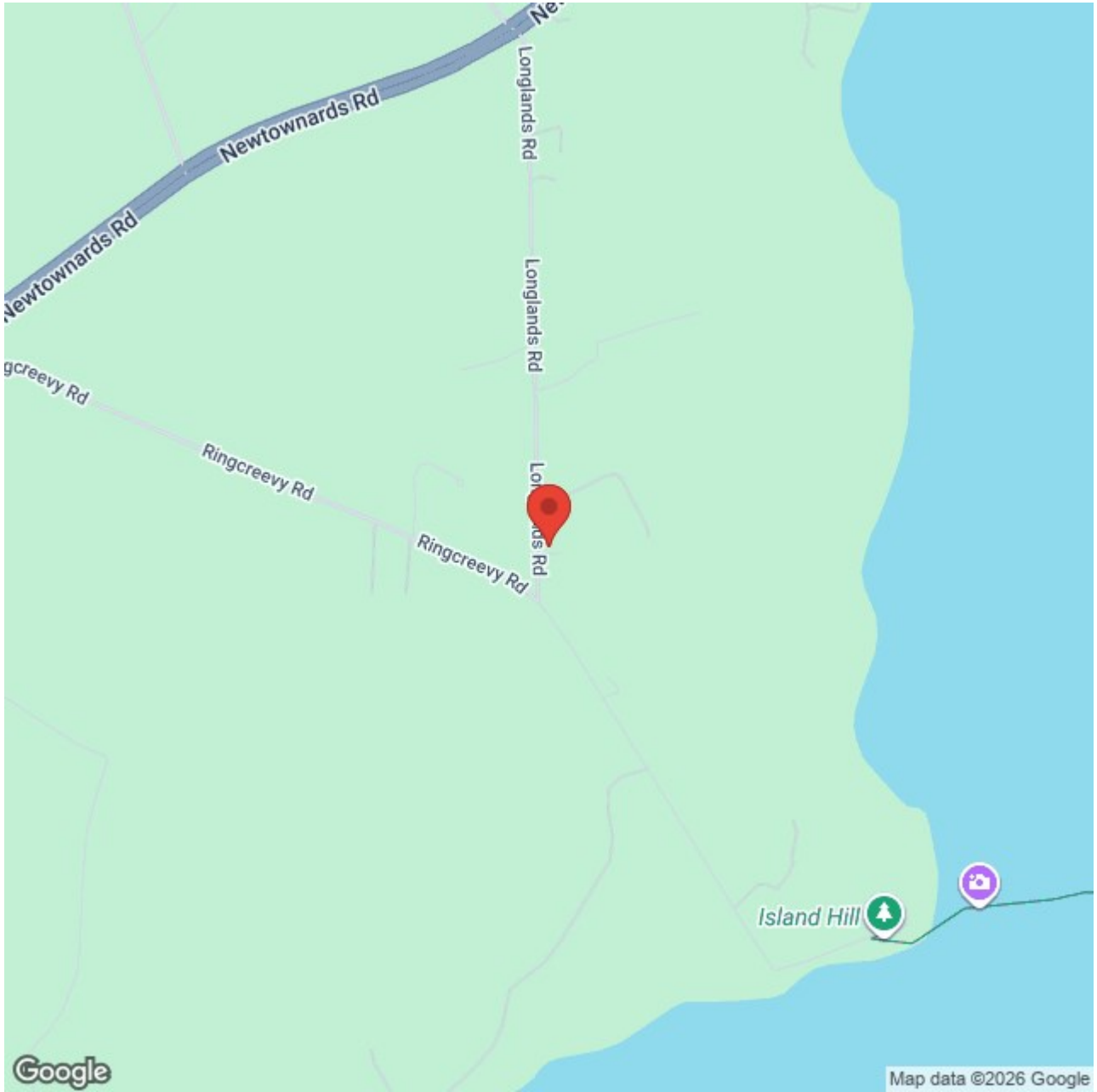
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14 Longlands Road, Comber









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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