

Tim Martin
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27 Castlehill
Comber
BT23 5XA

Offers Around
£279,950

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SUMMARY

Situated within the ever popular Castlehill development, this well presented and deceptively spacious detached home is perfect for the growing and established family.

The property comprises of a welcoming entrance hall which leads to the bright and spacious lounge, separate dining room, fitted kitchen with casual dining area and downstairs WC. The first floor enjoys three excellent sized bedrooms and a family bathroom, fitted with a modern white suite.

Outside, the property is approached by a brick pavia driveway which leads to the integral garage. Gardens to the rear have been beautifully landscaped and are laid out in lawn with a spacious paved patio area boasting excellent outdoor entertaining space. The property is further enhanced with gas fired central heating, double glazed windows and an excellent energy rating of C75.

Comber village is within walking distance, boasting local boutiques, coffee shops, restaurants, local primary and secondary schools 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 Detached Family Home Perfect for the Growing and Established Families
- Three Excellent Sized Bedrooms
- Bright and Spacious Lounge Plus Separate Dining Room
- Fitted Kitchen with Casual Dining Area
- First Floor Family Bathroom and Ground Floor WC
- Brick Pavia Driveway Leading to the Integral Garage
- Gas Fired Central Heating and Double Glazing
- Landscaped Gardens to the Rear Laid out in Lawn with Spacious Paved Patio Area
- Within Walking Distance to Comber Village, Shops, Restaurants, Leisure Centre and Local Primary and Secondary School
- Excellent Connectivity into Belfast City Centre Via Road and Public Transport Network

Entrance Hall

Glazed PVC entrance hall; wood laminate floor; under stairs storage area.

Cloakroom

WC 6'9 x 2'10 (2.06m x 0.86m)

Modern white suite comprising close coupled wc and pedestal wash hand basin with mono mixer tap; tiled floor.

Lounge 18'11 x 13'0 (5.77m x 3.96m)

(into bay window)

Painted wood fire surround; tiled inset and hearth; wood laminate floor; bay window; corniced ceiling.

Dining Room 12'4 x 9'6 (3.76m x 2.90m)

Wood laminate floor; glazed uPVC double doors to rear gardens.

Kitchen / Dining Area 16'11 x 12'11 (5.16m x 3.94m)

(Maximum Measurements)

Excellent range of painted finish high and low level cupboards and drawers incorporating Franke 1½ tub stainless steel sink unit with swan neck mixer tap; space for electric cooker; concealed extractor fan over; space for fridge / freezer; space and plumbing for washing machine and dishwasher; space for tumble dryer; built-in larder cupboard; formica worktop; part tiled walls; tiled floor; access to integral garage.

First Floor / Landing

Built-in storage cupboard with Worcester gas fired boiler; access to roofspace.

Bedroom 1 13'0 x 11'6 (3.96m x 3.51m)

Wood laminate floor.

Bedroom 2 12'4 x 9'6 (3.76m x 2.90m)

Wood laminate floor.

Bedroom 3 12'11 x 9'9 (3.94m x 2.97m)

Wood laminate floor; Velux window.

Bathroom 9'11 x 5'11 (3.02m x 1.80m)

Modern white suite comprising panelled bath with pillar mixer tap; tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part tiled walls; tiled floor; extractor fan.

Outside

Spacious brick pavia driveway providing off street parking and leading to:-

Integral Garage 20'10 x 9'8 (6.35m x 2.95m)

Up and over door; light and power points; rear access.

Gardens

Enclosed rear garden laid out in lawn with well with stocked tiered flowerbeds; spacious brick pavia patio area; outside light and water tap.

Capital Rateable Value

£155,000. Rates Payable = £1549.00 per annum (approx)

Tenure

Leasehold - 9000 years from 11th July 1995

Ground Rent

£60 per annum

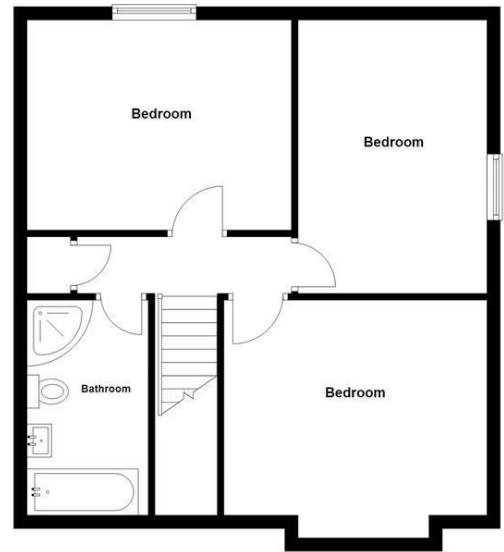
Ground Floor

Approx. 84.9 sq. metres (913.5 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



Total area: approx. 137.4 sq. metres (1478.8 sq. feet)

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

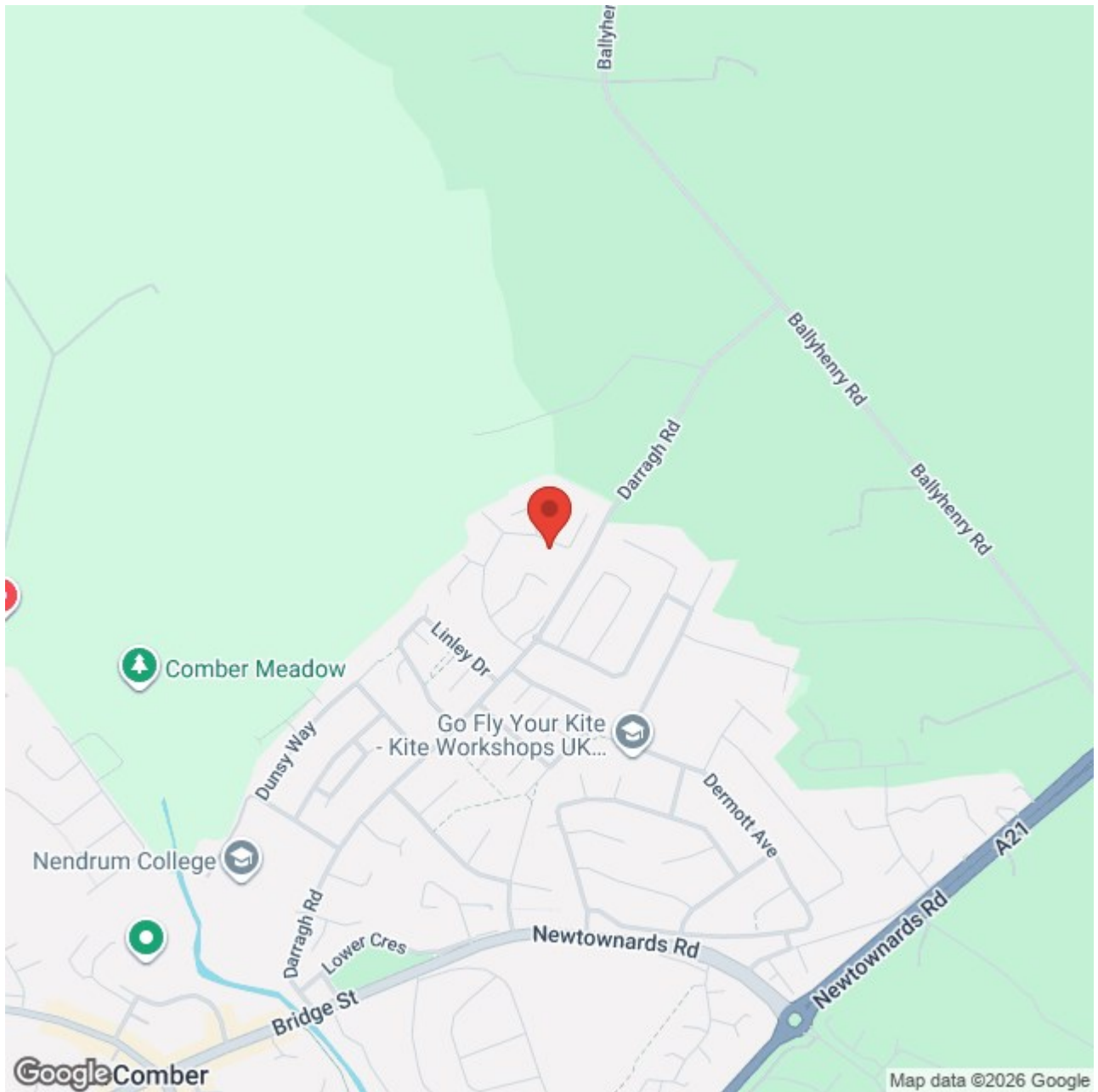
27 Castlehill, Comber











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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