

**Tim Martin**  
— .co.uk



**12 Heathermount Crescent  
Comber  
BT23 5HW**

**Offers Around  
£320,000**

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## SUMMARY

This beautifully presented and extended detached bungalow occupies a superb site within this much sought after area of Comber, with stunning views of Strangford Lough and Scrabo Tower.

Perfectly suited for the growing and established families or those wishing to downsize, this stunning home boasts beautifully appointed and versatile accommodation throughout. A welcoming entrance hall makes way to the bright and spacious lounge with wood burning stove, a modern fitted kitchen with separate utility area and a spacious living room with open fire and a sliding door leading out to the rear gardens. There are four excellent sized bedrooms and two separate shower rooms, both fitted with contemporary white suites. The property is further enhanced by gas fired central heating, uPVC and aluminium double glazing and a spacious driveway leading to the detached garage. Easily maintained gardens are located to the front and rear and boast excellent entertaining space for all to relax in and enjoy.

Comber village is thriving with local boutiques, coffee shops, bakery and pubs and restaurants, whilst two primary schools and a secondary school serve the local community. Excellent road networks and public transport allow for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre.

With very few bungalows on the market, we recommend your earliest internal appraisal to fully appreciate everything this superb home has to offer.

## FEATURES

- Beautifully Presented and Extended Detached Bungalow Situated in this Popular Residential Area
- Four Excellent Sized Bedrooms
- Bright and Spacious Lounge with Wood Burning Stove
- Beautifully Appointed Living Room with Open Fire and Sliding Door Opening out to the Rear Gardens
- Modern Fitted Kitchen with Separate Utility Area
- Two Shower Rooms Fitted with Modern White Suites
- Gas Fired Central Heating and uPVC and Aluminium Double Glazing
- Spacious Driveway Leading to the Detached Garage
- Front and Rear Gardens with Fabulous Views Over Strangford Lough and Scrabo Tower
- Close Proximity to Comber Village, Schools, Public Transport and Ease of Access to Belfast

## **Entrance Hall**

Glazed uPVC entrance door with matching side light; wood laminate floor; access to roofspace (via slingsby type ladder- partially floored); built-in storage cupboard with Baxi gas fired boiler.

## **Lounge 14'5 x 13'10 (4.39m x 4.22m)**

Inglenook style fireplace with cast iron wood burning stove on granite hearth; wood laminate floor; corniced ceiling.

## **Bedroom 4 12'0 x 10'11 (3.66m x 3.33m)**

Wood laminate floor; corniced ceiling.

## **Kitchen 12'2 x 11'0 (3.71m x 3.35m)**

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap and soap dispenser; integrated double electric oven; Whirlpool 5 ring gas hob; extractor hood over; Beko dishwasher; space for fridge / freezer; wood laminate worktops with matching breakfast bar; tiled splashback; tiled floor; recessed lighting.

## **Utility Area 6'2 x 5'10 (1.88m x 1.78m )**

Good range of modern wood laminate high and low level cupboards and drawers; space and plumbing for washing machine; wood laminate worktops; tiled splashback; tiled floor; glazed aluminium door to the side.

## **Shower Room 5'9 x 5'9 (1.75m x 1.75m )**

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; fitted sliding shower doors; dual flush wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; PVC tiled effect wall cladding; tile effect laminate floor; PVC tongue and groove ceiling; extractor fan.

## **Living Room 18'9 x 15'6 (5.72m x 4.72m)**

Beautiful granite fireplace with tiled hearth; open fire; wood strip floor; pine tongue and groove ceiling; tv aerial connection point; glazed aluminium sliding door to rear patio; feature corner window with views over Strangford Lough and Scrabo Tower.

## **Bedroom 1 11'1 x 10'7 (3.38m x 3.23m)**

Wood laminate floor; corniced ceiling.

## **Bedroom 2 11'2 x 7'8 (3.40m x 2.34m)**

Wood laminate floor; corniced ceiling

## **Bedroom 3 14'6 x 9'10 (4.42m x 3.00m )**

Wood laminate floor; cornice ceiling; built-in wardrobes, bedside tables and open shelving; recessed spotlights.

## **Shower Room 9'0 x 5'10 (2.74m x 1.78m)**

Contemporary white suite comprising walk-in shower area with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; glass shower screen over; dual flush wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; PVC tiled effect wall cladding; wood laminate floor; PVC tongue and groove ceiling with recessed spotlights; electric Velux window.

## **Outside**

Spacious driveway providing excellent off street parking and leading to:-

## **Detached Garage 23'11 x 9'4 (7.29m x 2.84m)**

Electric roller shutter door; light and power points; single drainer stainless steel sink unit with hot and cold taps.

## Gardens

Front gardens laid out in lawn with mature hedging and shrubs; fabulous views of Strangford Lough.

Enclosed rear gardens with mature hedging and tiered patio areas; stunning views of Strangford Lough, Scrabo Tower and the surrounding countryside; enclosed dog run / storage area; outside lights and water taps.

## Capital Rateable Value

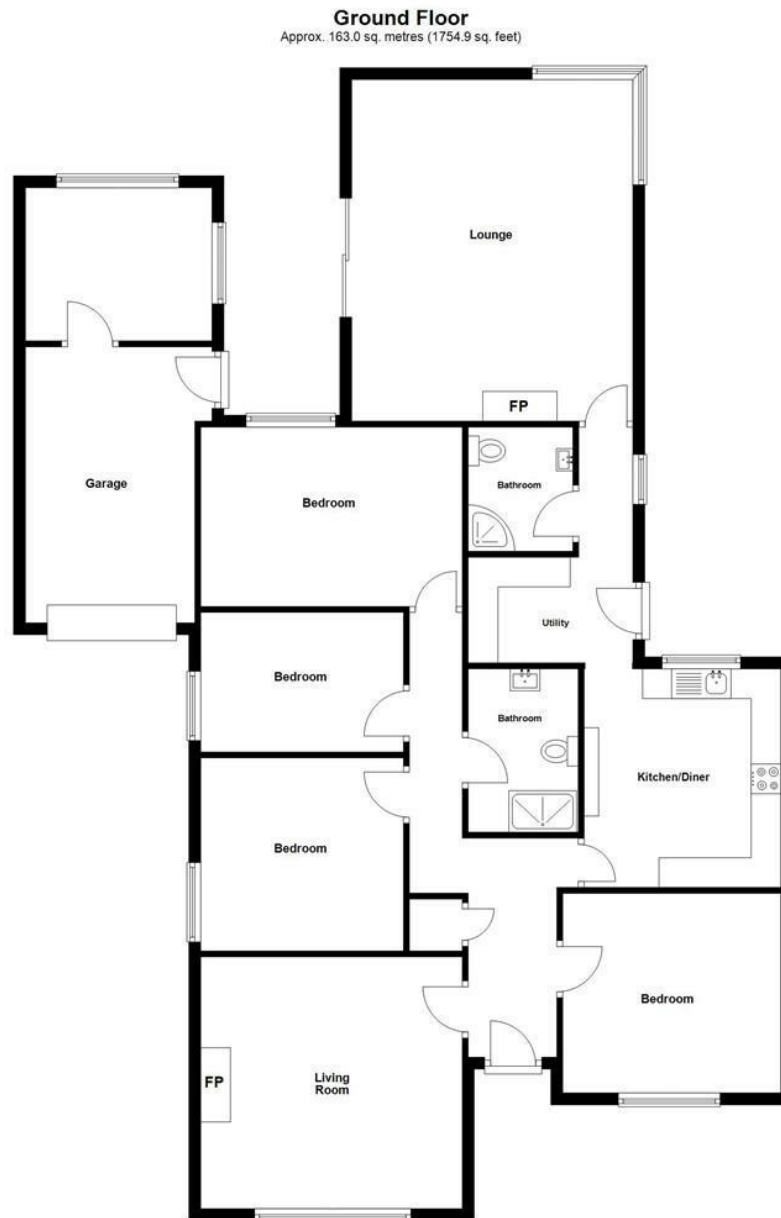
£190,000. Rates Payable = £1899.00 per annum (approx)

## Tenure

Leasehold - 950 years from 31st December 1973

## Ground Rent

TBC

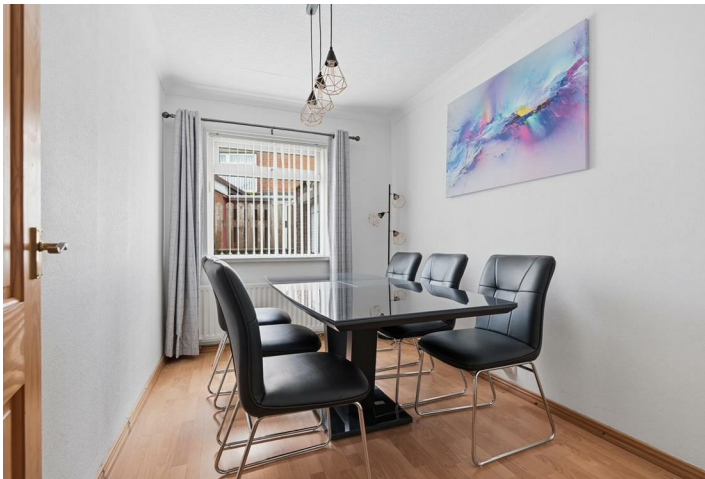


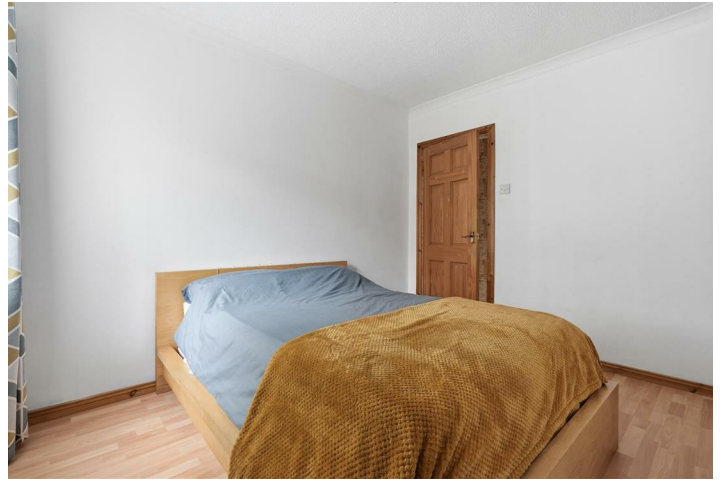
Total area: approx. 163.0 sq. metres (1754.9 sq. feet)

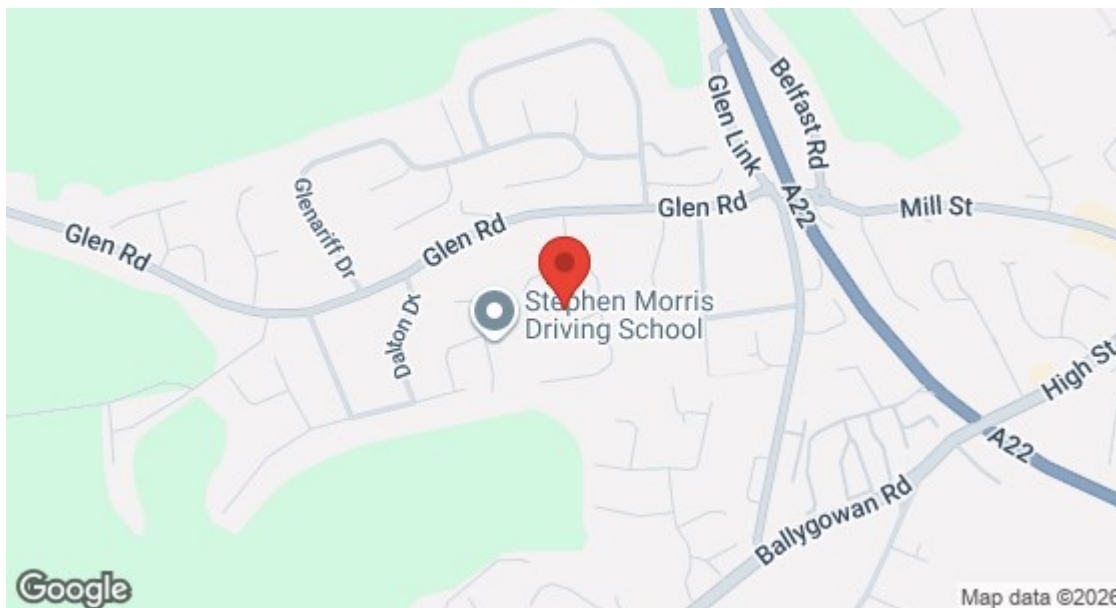
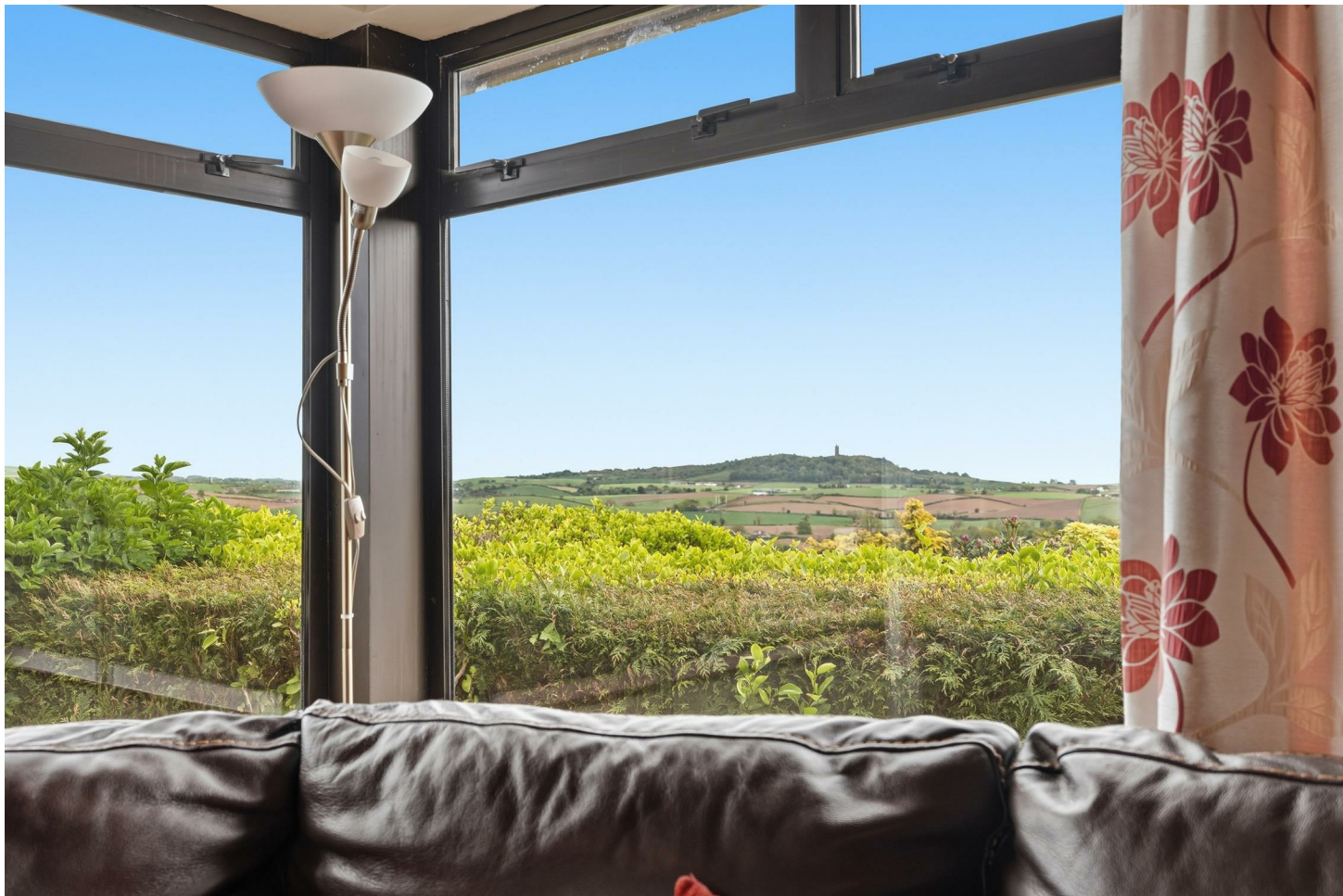
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**12 Heathermount Crescent, Comber**











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			
		66	72

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