

Tim Martin
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**11 Glenwood
Comber
BT23 5FD**

**Offers Around
£200,000**

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SUMMARY

An immaculately presented end townhouse located in the popular Glenwood development, off Glen Road in Comber. This modern home offers bright and spacious accommodation throughout, perfect for first time buyers, downsizers or investors.

The ground floor comprises a welcoming lounge, modern fitted kitchen with dining area and patio doors opening onto the enclosed rear garden, along with a downstairs WC. Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom.

Externally, the property benefits from an enclosed rear garden with patio area, ideal for outdoor entertaining and relaxing, together with two parking spaces to the side.

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

Early viewing is highly recommended to appreciate all this superb home has to offer.

FEATURES

- Immaculately Presented End Townhouse
- Lounge with Coal Effect Electric Fire
- Modern Kitchen with Dining Area and Double Patio Doors to Rear Garden
- Downstairs WC
- Two Double Bedrooms
- Modern Bathroom with White Suite
- Gas Fired Heating and Double Glazing
- Enclosed Rear Gardens with Generous Patio Area
- Off Street Parking for Two Cars
- Within Walking Distance to Comber's Amenities and Public Transport

Entrance Hall

Glazed composite entrance door; ceramic flagged floor; LED spotlights; glazed door to:-

Lounge

15'7 x 10'9 (4.75m x 3.28m)

Electric wall mounted fire; tv aerial connection point; LED spotlights.

Kitchen / Dining

14'4 x 13'9 (4.37m x 4.19m)

(L - shaped - maximum measurements)

Excellent range of painted effect high and low level cupboards and drawers with wooden open display shelving; formica worktop with single drainer ceramic sink unit with brass effect swan neck mixer tap; Nordemende electric oven; Nordemende 4 ring ceramic hob with stainless steel and glass extractor unit over; integrated CDA dishwasher; space and plumbing for washing machine; integrated Nordemende fridge / freezer; Worcester gas fired boiler; ceramic flagged floor; part tiled walls; LED spotlights; glazed double patio doors to rear garden.

WC

7'6 x 3'2 (2.29m x 0.97m)

White suite comprising dual flush wc; semi pedestal wash hand basin with mono mixer tap; ceramic flagged floor; LED spotlights.

Stairs to First Floor / Landing

Storage cupboard with shelving; access to roofspace.

Bedroom 1

15'7 x 14'3 (4.75m x 4.34m)

(Maximum Measurements)

Bathroom

7'8 x 7'3 (2.34m x 2.21m)

White suite comprising panelled bath with pillar mixer tap and telephone shower attachment; tiled splashback; dual flush wc; semi pedestal wash hand basin with mono mixer tap; chrome heated towel radiator; ceramic tiled floor; LED spotlights; extractor fan.

Bedroom 2

14'3 x 9'0 (4.34m x 2.74m)

Outside

Gravelled flowerbed to front of the property with ample visitor parking.

Enclosed rear garden laid out in lawns; generous flagged patio area; outside light and water tap; parking for 2 cars to side of property.

Capital Rateable Value

£115,000. Rates Payable = £1149.00 per annum (approx)

Tenure

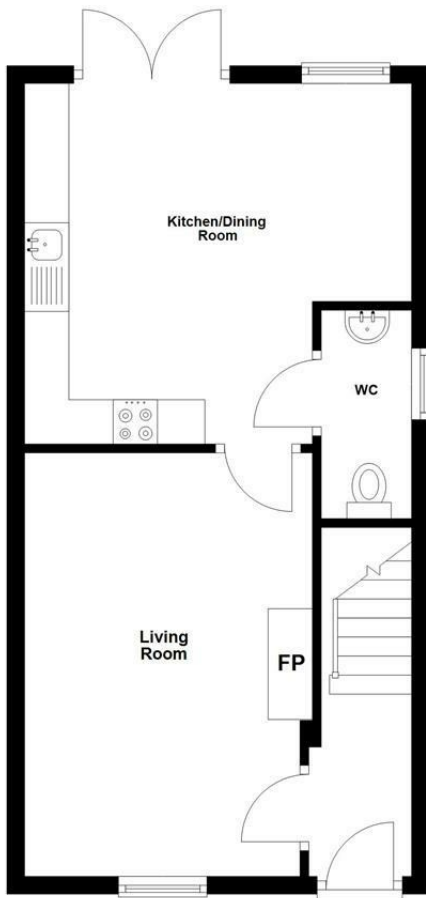
Freehold

Management Fee's

£150.00 per annum (approx)

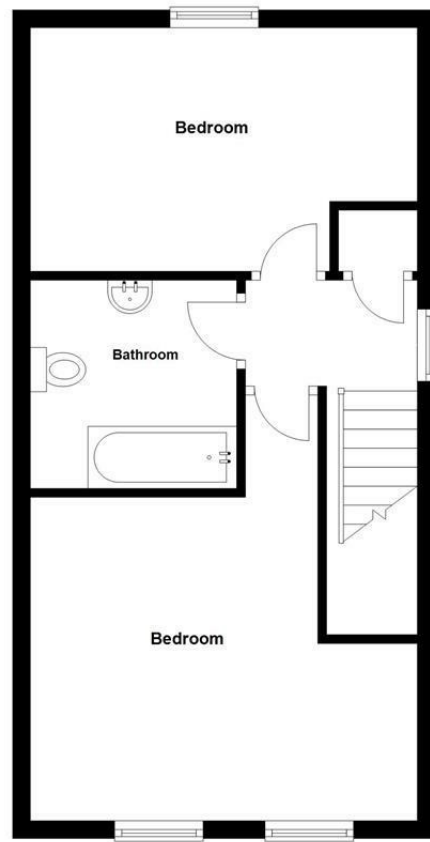
Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 sq. feet)

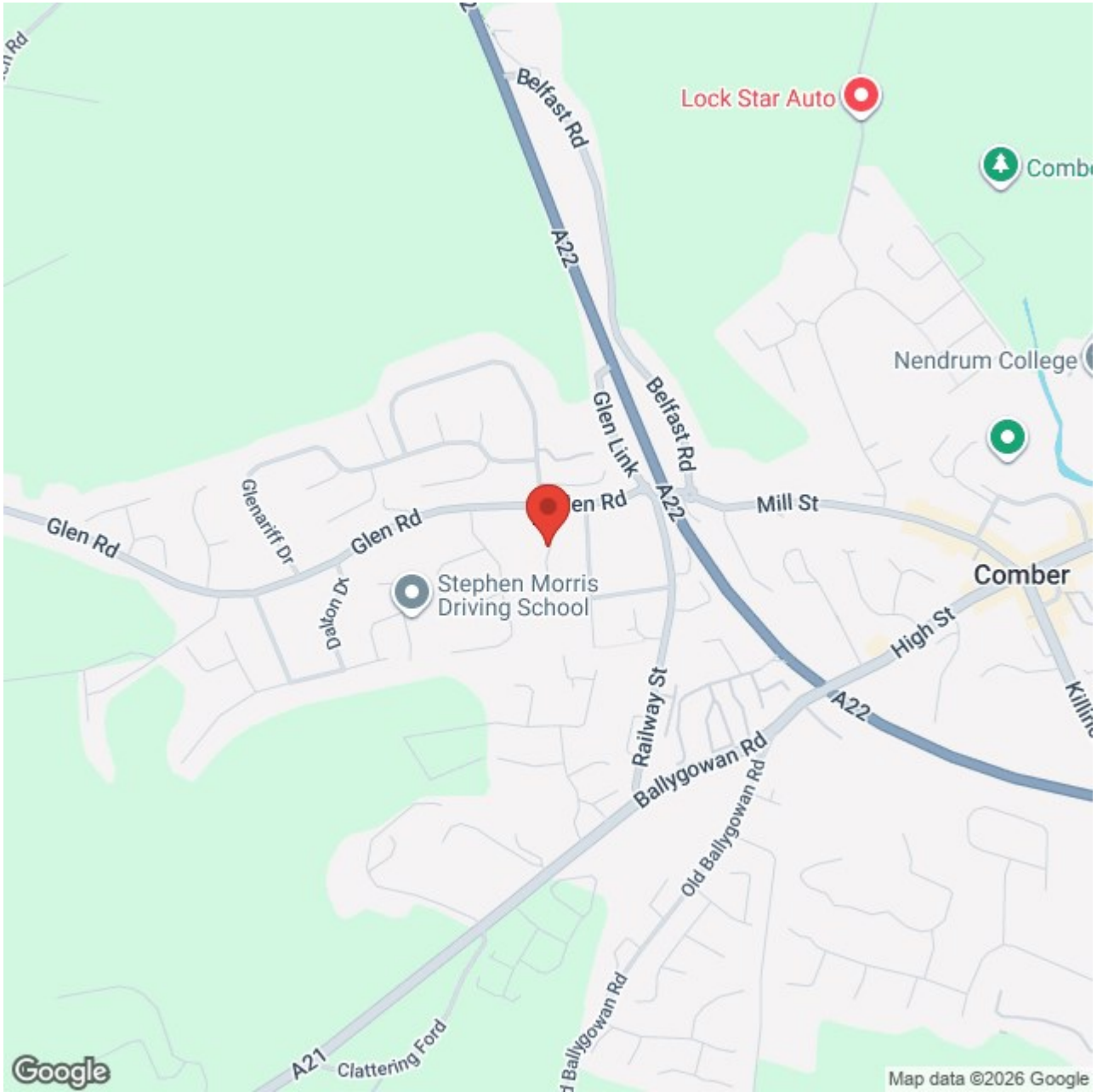
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

11 Glenwood, Comber









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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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