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Tim Martin

AUCTIONEERS • ESTATE AGENTS • VALUERS

**46 Gransha Road
Comber BT23 5RF**



A compact country cottage set in its own mature grounds situated close to La Mon Hotel and Granshaw Presbyterian Church.

The cottage has been extended in the past to include a spacious kitchen and bathroom to the rear, which are complimented by living room and two bedrooms, and fitted with oil fired central heating and partial double glazing in uPVC frames.

The property requires some modernisation and provides an ideal opportunity to purchase a country cottage within a few minutes drive from the edge of Belfast and yet in the heart of the countryside, and at a very affordable price.

FEATURES INCLUDE:

- **COMPACT COUNTRY COTTAGE**
- **2 BEDROOMS**
- **OIL FIRED CENTRAL HEATING**
- **PARTIAL DOUBLE GLAZING IN UPVC FRAMES**
- **INTEGRAL GARAGE**
- **VERY CONVENIENT TO BELFAST**

ACCOMMODATION

ENTRANCE HALL:

- LIVING ROOM:** **4.55m (14'11) x 3.58m (11'9)**
Sandstone fireplace and canopy with 'Baxi' grate; tiled hearth; matching TV stand; door to bedroom 1:
- BEDROOM 1:** **4.47m (14'8) x 4.22m (13'10)**
Tiled fireplace; double built in wardrobe with matching dressing table with two nests of drawers under and cupboards over.
- BEDROOM 2:** **4.47m (14'8) x 3.99m (13'1)**
Approached from entrance hall.

REAR HALLWAY LEADING TO:

- KITCHEN:** **4.09m (13'5) x 3.89m (12'9)**
Single drainer stainless steel sink unit; range of laminate floor level cupboards and drawers; formica worktops; space for fridge; plumbed for washing machine; fluorescent lights; extractor fan.
- BATHROOM:** **2.18m (7'2) x 1.6m (5'3)**
White suite comprising panelled bath with 'Redring Super' electric shower over; pedestal wash hand basin; low flush wc; half tiled walls; heated towel rail.
- REAR HALLWAY:** Insulated copper cylinder.
- OUTSIDE:** Short gravelled drive to gravel parking area.
- INTEGRAL GARAGE:** Up and over door; light points.
- BOILER HOUSE:** 'Worcester' oil fired boiler; PVC oil storage tank.
- GARDENS:** The gardens to front, side and rear are laid out in lawn and are planted with a selection of ornamental flowering shrubs.

ASKING PRICE: **Offers Around £280,000**

CAPITAL VALUE: **£185,000** Rates Payable = £1019.35 per annum (approx)

GROUND RENT: **Freehold**

VIEWING: **By Appointment With The Agent**

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