

simonBRIEN
RESIDENTIAL

39 Dermott Road,
Comber, BT23 5LG



Offers Around £179,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A beautifully presented semi-detached home
- Recently modernised, new kitchen, new bathroom and on trend decor throughout
- Entrance hall with cloak storage area
- Good sized lounge
- Beautiful open plan kitchen/ dining space with Grey high gloss units, integrated appliances, and "French" doors to rear
- Three bedrooms
- Luxury bathroom comprising modern white suite
- Detached matching garage
- Tarmac driveway
- Gardens in lawn to front and enclosed modern paved patio to rear
- Gas fired central heating system
- uPVC double glazed windows and doors
- uPVC triple glazed front door with matching side lights
- Roof space and cavity walls have been insulated

SUMMARY

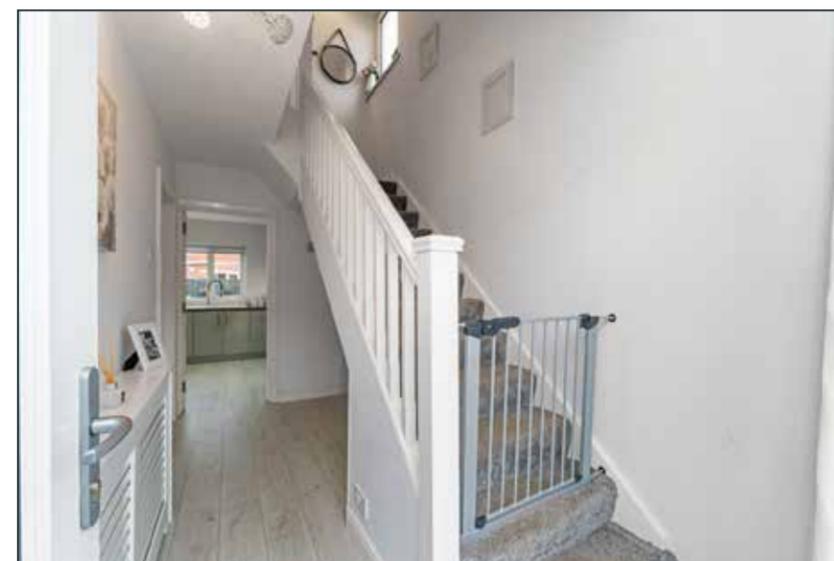
An attractive red brick semi-detached property set on an easily managed level site, within the extremely popular Dermott residential area. No.39 Dermott Road has been modernised throughout in recent years leaving the lucky new owners nothing to do but move in and enjoy their new home.

The property's location is ideal for a growing family searching for a home in a family friendly area, close to primary/ secondary schooling options or a downsizer seeking an already modernised home within a short stroll of Comber Square.

Our client has presented the property to a superb standard throughout, briefly comprising; entrance hall, great sized lounge, beautiful open plan luxury kitchen/ dining space in Grey high gloss units – integrated appliances and French doors leading to the rear garden. At first floor level there are three well-proportioned bedrooms and a luxury modern bathroom.

Externally there is a detached matching garage which is approached via a large tarmac driveway providing off road parking. There are landscaped gardens to front in lawn and rear large modern paved patio and Grey painted fence.

Early viewing is essential to arrange your viewing appointment, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC tongue and groove front door with matching side light, outside light.

ENTRANCE HALL:

Polished laminate floor, telephone point, cloaks storage under stairs, glazed door to Lounge.

LOUNGE:

13' 11" x 13' 4" (4.24m x 4.06m)

Corniced ceiling.



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**LUXURY KITCHEN/DINING:
20' 7" x 10' 3" (6.27m x 3.12m)**

Enamel single drainer sink unit with mixer taps, excellent range of high and low level grey high gloss units, Formica roll edge work surfaces, 4 ring hob unit, built in oven, glass and stainless steel extractor hood, integrated fridge freezer and dishwasher, wall tiling, polished laminate floor, concealed lighting, LED recessed spotlighting, vertical radiator, uPVC double glazed French doors to rear garden.



FIRST FLOOR

LANDING:

Linen cupboard, access to roofspace (gas boiler in roofspace).



BEDROOM (1):

11' 9" x 9' 5" (3.58m x 2.87m)

LED recessed spotlighting, feature wall panelling.



BEDROOM (2):

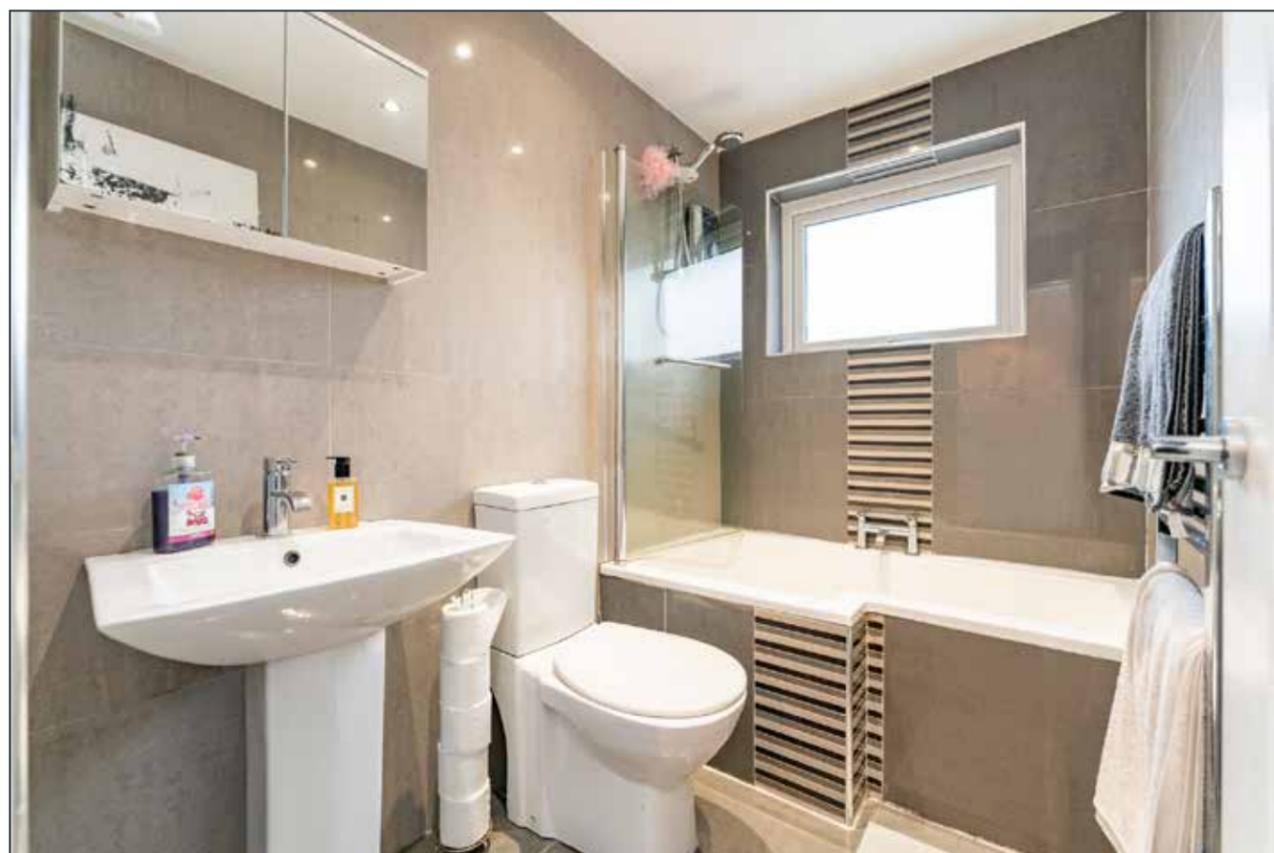
10' 5" x 8' 2" (3.18m x 2.49m)



BEDROOM (3):
10' 5" x 6' 8" (3.18m x 2.03m)

LUXURY BATHROOM:

Modern white suite comprising: Panelled bath 'Triton' thermostatically controlled shower unit over, glass shower screen, pedestal wash hand basin with mixer taps, push button WC, feature fully tiled walls, ceramic tiled floor, LED recessed spotlighting.



OUTSIDE

DETACHED GARAGE:
18' 1" x 11' 1" (5.51m x 3.38m)

Up and over door, light and power.

Enclosed rear garden laid out in large modern paved patio area - perfect for entertaining family and friends, fencing, outside light, outside water tap, pedestrian gate to side.

Large tarmac driveway to front and side of property with ample off road parking available.



Ground Floor



First Floor

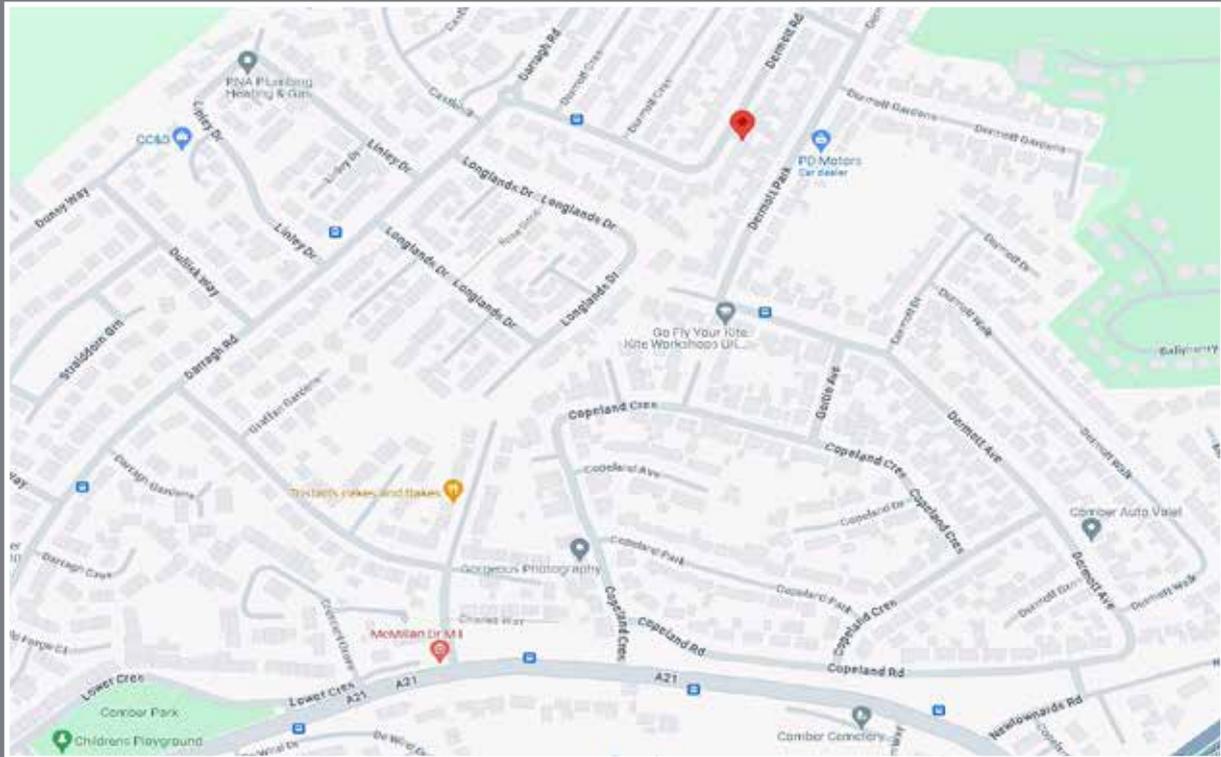


This plan is for illustrative purposes only.
Plan produced using PlanUp.

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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/A/23/AN



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