



# 10 HEATHERMOUNT COURT

Comber, BT23 5NT

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*Offers around* **£199,950**



SEMI-DETACHED | 3  | 1  | 1 

This quirky semi-detached property is located at the popular residential address of Heathermount Court within walking distance to Comber. Occupying an elevated site with spectacular views over the town, the property is in close proximity to many local nursery, primary and secondary schools, amenities including excellent restaurants, coffee shops and leisure facilities. .

## KEY FEATURES

- Quirky Semi - Deatched Property Situated at the Popular Residential Address of Heathermount Court in Comber
- Elevated Site With Spectacular Views Over Comber Town
- Recently Refurbished Throughout
- Fully Fitted Kitchen with Ample Dining Space
- Bright Spacious Family Lounge with Ample Dining Space and French Doors to Rear Garden Three Piece White Suite Family Bathroom
- Two Well Proportioned Bedrooms
- Additional Office Space That Could Also Be Utilised as a Third Bedroom / Toy Room / Dressing Room
- Intregal Garage
- Gas Fired Central Heating with Recently Installed Boiler
- uPVC Double Glazing, uPVC Gutter ing and Fascias Throughout
- Tarmac Driveway with Extensive Off Street Car Parking
- Front Garden Laid in Lawns with Mature Planting
- Large Fully Enclosed Rear Garden with Paved Patio Area Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Entrance/Lower Level*    *Upper Level*

- Entrance Hall  
8'3" x 5'10"
- Family Room  
22'10" x 12'1"
- Office/Bedroom  
7'5" x 9'10"
- Garage  
15'1" x 9'10"
- Kitchen/Dining  
12'9" x 12'5"
- Bedroom One  
12'9" x 9'10"
- Bedroom Two  
9'10" x 9'7"
- Bathroom

### *Outside*

- Tarmac driveway with ample off street car parking
- Lawn to front with mature planting
- To the rear a fully enclosed garden laid in lawn with mature planting, tarmac and paved patio area both ideal for outdoor entertaining, young children and pets alike
- Outside water tap & light



## DIRECTIONS

*From Comber Square head along Mill Street. Take the 2nd exit at the roundabout and continue along the Glen Road. Turn left into Heathermount Park and continue onto Heathermount Court. No 10 is on the left-hand side.*



## THE LOCAL AREA

*Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	74	74
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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