



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 LONDONDERRY
GARDENS, COMBER,**

OFFERS AROUND £279,950

Located in the charming Londonderry Gardens, Comber, this detached house has been well maintained and beautifully updated by the current owners. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining.

The heart of the home is undoubtedly the sunroom and kitchen extension, completed approximately five years ago. This bright and airy space is perfect for family meals or simply enjoying the garden views. The new windows throughout the property not only enhance its aesthetic appeal but also improve energy efficiency, making it a warm and inviting place to live.

The property comes with planning permission and building control granted for a basement room, offering an exciting opportunity for further development. This could serve as a home office, gym, or additional living space, tailored to your needs.

Situated in a picturesque area of Comber, this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community. With its blend of modern features and potential for expansion, this property is a must-see for anyone seeking a new family home.



Key Features

- Detached, Three Bedroom Bungalow In The Popular Londonderry Gardens Area of Comber
- Modern Kitchen With Integrated Appliances And Snug Area
- Newly Installed Gas Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Shops And Amenities
- Spacious Open Plan Living/Dining Room With Feature Gas Fireplace
- Three Bedrooms And Family Bathroom
- Converted Garage/Basement Underneath Home & South Facing Gardens With Raised Decking Entertainment Area
- Early Viewing Is Highly Recommended For This Beautiful Home



Accommodation

Comprises:

Entrance Hall

Solid wood floor, built in storage and plumbed for washing machine.

Dining Room

14'11" x 8'6"

Solid wood floor with steps up to living room.

Living Room

18'0" x 11'5"

Solid wood floor, gas fireplace with tiled hearth.

Kitchen

12'1" x 8'5"

Modern range of high and low level units with Hanex solid work surface, inset sink unit with drainer and mixer tap, breakfast bar, integrated appliances to include; oven and microwave, fridge/freezer, wine fridge, four ring electric hob and Neff stainless steel extractor hood, herringbone effect wood laminate floor, partly tiled walls, recessed spotlights and access to rear garden.

Snug

8'2" x 10'9"

Herringbone effect laminate floor with access to rear garden.

Bedroom 1

8'7" x 12'5"

Double bedroom with built in wardrobes.

Bedroom 2

8'7" x 13'1"

Double bedroom with built in storage and solid wood floor.

Bedroom 3

8'7" x 9'10"

Double bedroom, solid wood floor and built in storage.

Bathroom

Luxury white suite comprising bath with tiled surround with mixer tap, shower enclosure with overhead shower and glazed shower doors, wall mounted wash hand basin with mixer tap, heated towel rail, tiled walls and tiled flooring.

Garage/Basement

11'2" x 32'5"

Roller garage door, power and light.

Outside

Front: Area in stone, brick paviour patio area, paved walkway to garage.

Rear: Area in lawn, South facing garden, raised decked entertainment area, enclosed, outside tap and light.



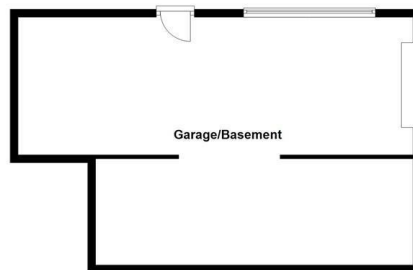
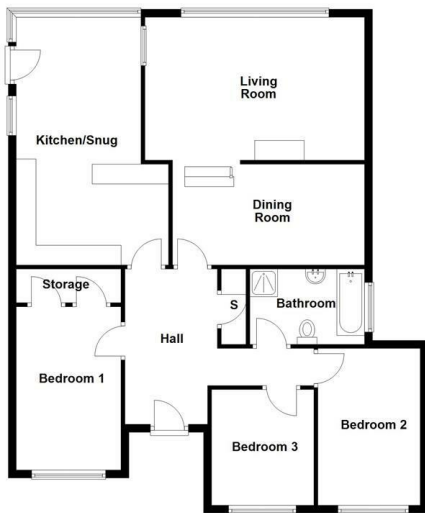








Ground Floor



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		
Northern Ireland		
		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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