

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 LONDONDERRY  
GARDENS, COMBER,**

**OFFERS AROUND £294,950**



Located in the charming Londonderry Gardens area of Comber, this beautiful detached home has been maintained to a very high standard by the current owners. With three well-proportioned bedrooms, and three receptions, this property is ideal for families or those seeking extra space.

The ground floor features a good sized living room, a modern kitchen with built in appliances which is open to a dining room, and a family bathroom. Upstairs, you'll find three double bedrooms, the master with ensuite boasts dual aspect views, and the second bedroom has built in storage.

The basement area allows ample space for storage, and externally the property boasts a well sized, South-facing garden with a good entertaining area and a driveway with space for multiple cars.

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. This property is a must-see for anyone seeking a new family home and early viewing is recommended to avoid disappointment.



## Key Features

- Beautiful Detached Three Bedroom Home In The Popular Londonderry Gardens Area of Comber.
- Spacious Lounge And Separate Living Room.
- Gas Fired Central Heating And uPVC Windows.
- Enclosed Rear Garden With Decking Area.
- Modern Kitchen With A Range of Integrated Appliances Leading to Dining Room.
- Three Double Bedrooms, Master With Ensuite.
- Basement With Ample Storage Space.
- Early Viewing Is Recommended To Avoid Disappointment!



### Accommodation

#### Comprises:

##### Entrance Hall

Wood laminate floor and recessed spotlighting.

##### Living Room

10'3" x 11'5"

Wood laminate floor.

##### Lounge

13'0" x 18'3"

Gas fireplace with granite hearth.

##### Dining Room

14'1" x 8'8"

Wood laminate floor and recessed spotlighting. Open to:

##### Kitchen

15'3" x 11'6"

Modern range of high and low level handleless units with quartz work surface and upstands, excellent range of drawer units, undermounted sink unit with mixer tap, integrated appliances to include: fridge freezer, dishwasher, double oven, four ring ceramic hob, stainless steel extractor fan, microwave and washing machine, feature cupboard lighting, larder unit, column radiator, recessed spotlighting with feature spots, wood laminate floor and access to rear garden.

##### Bedroom 1

18'3" x 13'1"

Dual aspect.

##### Ensuite

White suite comprising walk in shower, vanity unit with mixer tap, low flush wc, wood laminate floor and tiled walls.

##### Bedroom 2

15'0" x 12'0"

Built in storage.

##### Bedroom 3

10'3" x 8'4"

Wood laminate floor.

##### Bathroom

White suite comprising panelled bath with mixer tap, low flush wc, shower enclosure with overhead rainfall shower and sliding glazed door, vanity unit with storage and mixer tap, tiled walls and tiled floor.

##### Basement

Power and light, up and over door and gas fired boiler.

##### Outside

Front: Driveway for multiple vehicles, area in lawn, steps to front door, decked area.

Rear: Paved walkway, area in lawn, landscaped with mature plants, trees and shrubs. Outside tap and light.









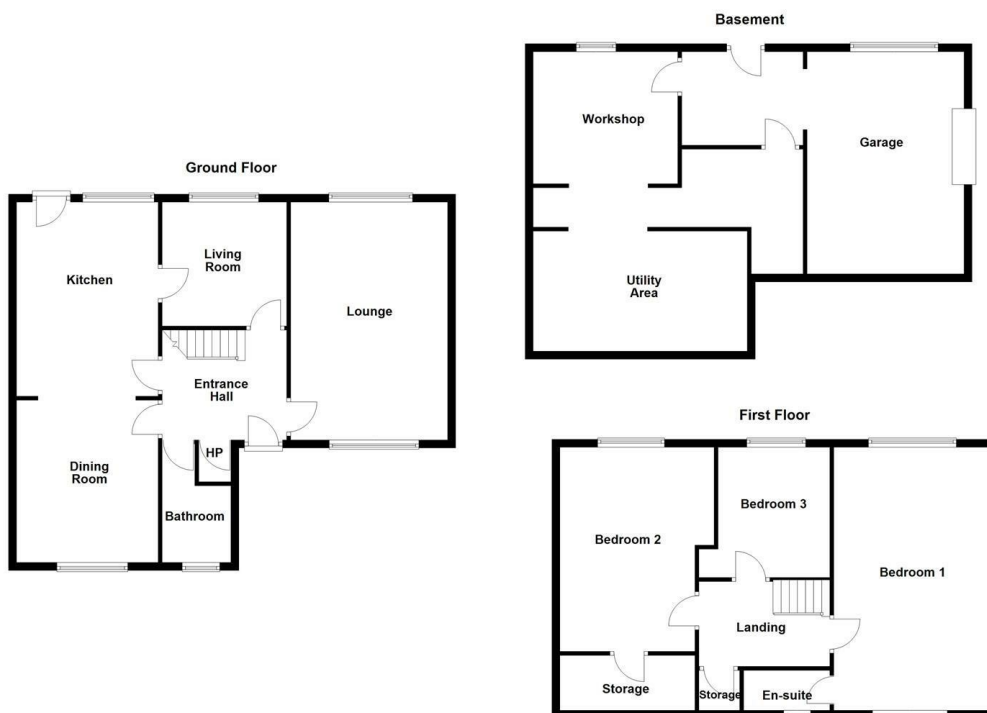












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	73	76
	EU Directive 2002/91/EC	

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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