



OFFERS AROUND

£127,500

47 Railway Street
Newtownards
BT23 5HG



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PINKERTONS

Sales, Lettings and Property Management

Recently Modernised Two Bedroom End Terrace in Comber Town Centre

This recently modernised two bedroom end terrace property is situated in the heart of Comber town centre, offering both convenience and comfort. With gas heating and double glazing throughout, this home is both energy efficient and cosy. The property features two spacious upstairs bedrooms and a well-appointed bathroom, making it ideal for

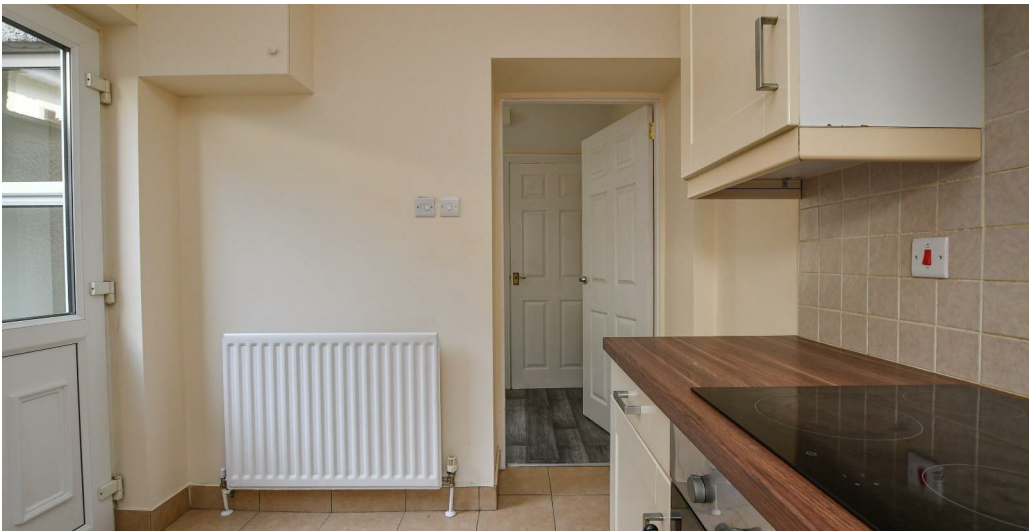
small families or professionals.

The enclosed rear yard provides a private outdoor space, perfect for relaxing or entertaining. Its central location ensures easy access to all the amenities that Comber has to offer, including local shops, cafes, and transport links.

With its contemporary updates and sought-after location, this property presents a fantastic opportunity for first-time buyers or anyone seeking to enjoy the vibrant town centre lifestyle. Don't miss out on this charming home with the potential for easy maintenance and modern living.



PROPERTY FEATURES



- Modern End Terrace Property Situated In The Heart of Comber Town Centre
- Two Spacious Bedrooms
- Well-Appointed Bathroom
- Enclosed Rear Yard Provides A Private Outdoor Space
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Central Location With Convenient Access To All The Amenities That Comber Has To Offer, Including Local Shops, Cafes And Transport Links

THIS PROPERTY COMPRISES

Hallway

2'10 x 6'9

Living Room

18'1 x 15'5

Porch

3'5 x 2'10

Kitchen

9'11 x 7'10

Storage

2'11 x 6'11

Bedroom 1

15'8 x 11'3

Bedroom 2

9'1 x 8'7

Bathroom

7'10 x 9'11

Landing

6'6 x 6'1

Directions

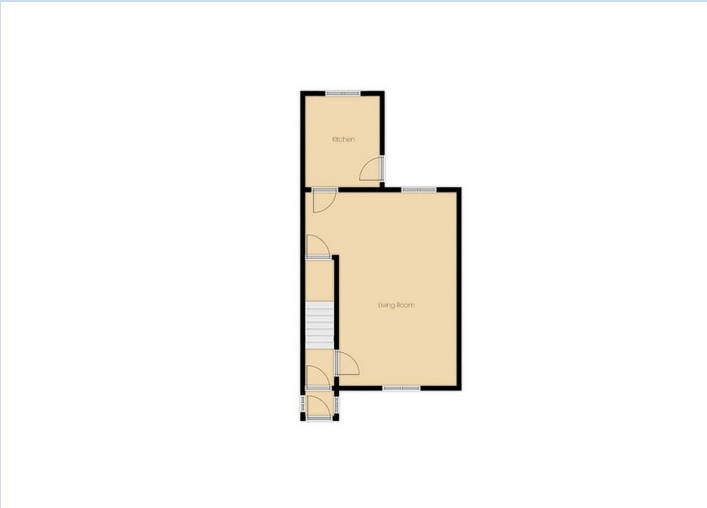
Located off the Ballygowan Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

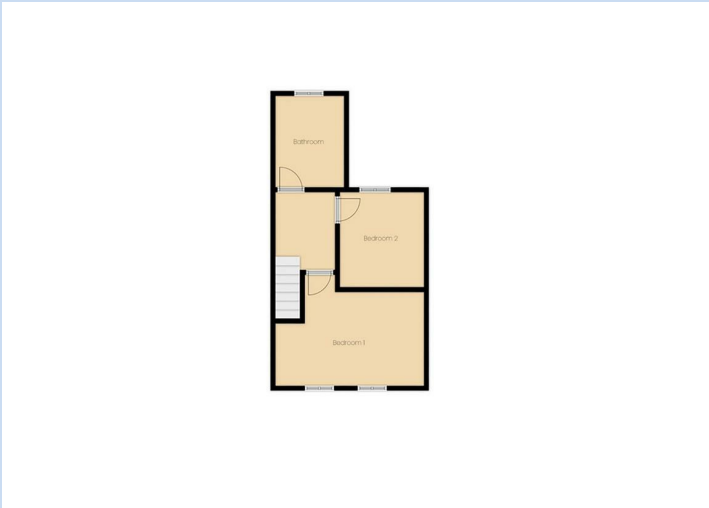
Tenure - Understood to be leasehold
Ground Rent - Approximately £60 per annum

Rates - Understood to be approximately £913.70 per annum

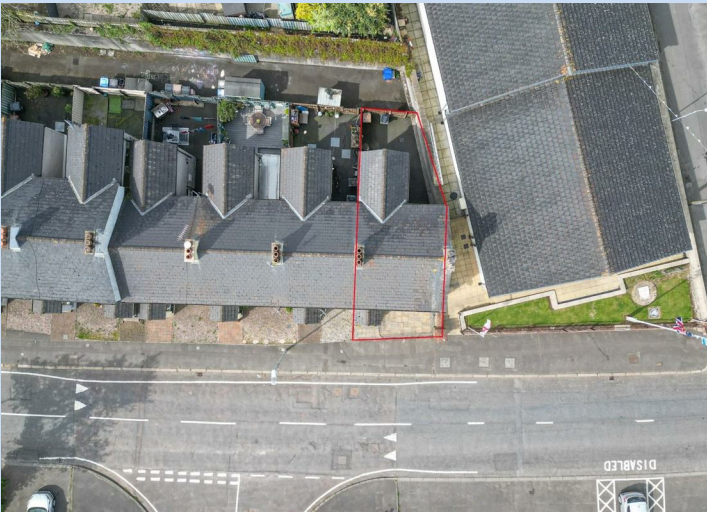
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

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	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee: 125 Main Street, Bangor BT20 4AE T. 028 9147 9393 info@pinkertonsni.com

Comber & Newtownards: 7a The Square, Comber BT23 5DX T. 028 9140 4100

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