



OFFERS AROUND

£130,000

4 Dalton Rise
Newtownards
BT23 5HS



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PINKERTONS

Sales, Lettings and Property Management

Located in the sought-after Dalton Glen area of Comber, this bungalow promises a peaceful lifestyle within reach of local amenities and attractions.

Introducing a charming bungalow nestled in the idyllic Dalton Glen of Comber, boasting a fantastic rear garden and garage. This delightful home offers two bedrooms and two receptions, including one with a sunroom extension at the rear, providing ample living space for relaxation and entertaining.

With oil-fired central heating ensuring warmth and comfort throughout, this property is priced to allow for cosmetic updating, presenting an excellent opportunity for those looking to add their personal touch. The highlight of this property is undoubtedly its stunning rear garden and garage, offering

a serene outdoor oasis perfect for enjoying the beauty of nature. Enquire now to discover more about this fantastic opportunity and envision the potential of making it your dream home in Comber.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES

- Semi Detached
Bungalow In Popular
Residential Location
- Bright And Spacious
Lounge
- Flexible 2/3 Bed
Accommodation
- Fitted Kitchen With
Range of High And
Low Level Units
- Sunroom With Views
Of Rear Garden
- Modern Shower
Room
- Detached Garage
- Oil Fired Central
Heating And PVC
Double Glazed
Windows
- Easy To Belfast And
Commuting Routes
In Addition To Nearby
Range Of Amenities
In Comber Town
Centre
- Chain Free Property



TYPE ROOM NAME HERE



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TYPE ROOM NAME HERE

THIS PROPERTY COMPRISES

Hallway

4'11" x 18'4"

uPVC front door with side panel window, access to storage cupboard.

Storage

4'2" x 1'6"

Living Room

11'5" x 15'2"

Feature electric fire, wall lights, cornicing, front view aspect.

Kitchen

11'4" x 11'11"

Range of high and low level units with laminate worktop, stainless steel sink with drainer and mixer tap, electric hob with integrated extractor above, undercounter oven, space for fridge, space for washing machine, uPVC door to side of property.

Shower Room

6'7" x 8'9"

Modern suite comprising of shower cubicle with sliding glass door and electric shower, vanity unit sink with mixer tap and storage drawers. low flush WC, fully tiled walls, laminate floor, extractor fan

Bedroom 1

12'2" x 11'4"

Wall lights, front view aspect.

Bedroom 2

11'4" x 10'9"

Side view aspect.

Bedroom 3/Dining Room

11'11" x 9'8"

Rear view aspect, leading to:

Sunroom

8'4" x 9'7"

Wood laminate floor, rear view aspect of garden.

Garage

20'3" x 7'10"

Up and over door, power and light.

Outside Front

Brick boundary wall, tarmac driveway, access gate to rear garden, outside light.

Outside Rear

Paved patio area, steps leading down to pebbled area, selection of shrubbery and plants, wooden boundary fencing, oil tank, outside water tap.

Directions

From Comber High Street turn onto Castle Street, continue straight leading onto Mill Street, continue straight at the roundabout continuing along Mill Street and at the top of the road turn right onto Railway Street. At the roundabout take first turn left onto Glen Road. Continue along Glen Road then turn left onto Dalton Drive, continue to the end of the road, then turn left onto Dalton Crescent, take the next turn left onto Dalton Rise. Follow the road round to the right and the property is located on the left hand side.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

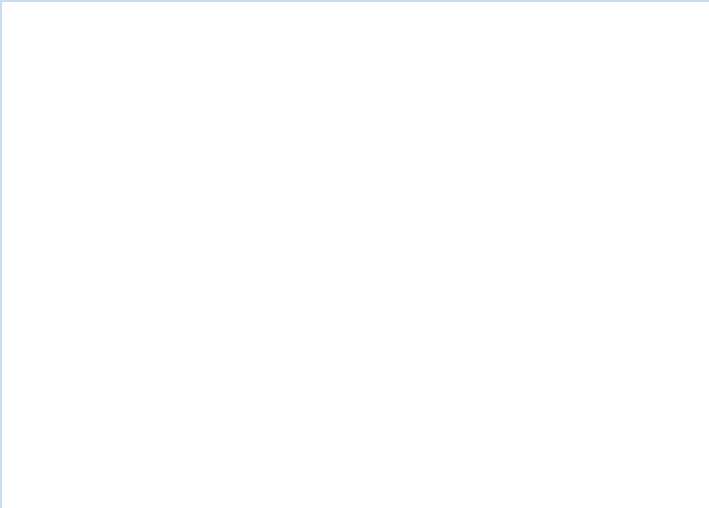
Tenure - Understood To Be Leasehold

Rates - Understood To Be Approximately £1050 Per Annum

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

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!



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

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