



OFFERS AROUND

**£180,000**

26 Gillespie Court  
Newtownards  
BT23 5GL



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**PINKERTONS**

Sales, Lettings and Property Management

# Stylish Four Bedroom Townhouse Within a Gated Community, with Private Driveway, Enclosed Garden, and Modern Features

Nestled in the heart of Comber, this contemporary townhouse offers the perfect blend of comfort and convenience. Situated within a secure gated community, the property boasts a private driveway and a beautifully enclosed rear garden, ideal for families or entertaining guests.

The ground floor features a modern kitchen with a dining area, while the lounge provides a cosy space for relaxation. On the first floor, you'll find two well appointed bedrooms and a family bathroom. The second floor is home to two additional bedrooms, including a master with an ensuite for added privacy.

With gas heating, recent construction, and stylish finishes throughout, this home ensures both efficiency and modern living. Located within walking distance of local amenities, this property is ideal for families or professionals seeking a central yet peaceful location.

Don't miss this opportunity—book your viewing today!



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

# PROPERTY FEATURES

- Stylish Townhouse
- Bright Lounge
- Modern Kitchen With Dining Area
- Downstairs WC
- Four Bedrooms - Master With En-suite
- Family Bathroom
- Private Driveway And Enclosed Garden
- Gas Fired Central Heating and uPVC Glazing
- Close To Local Amenities And Comber Town Centre
- No Onward Chain



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

## THIS PROPERTY COMPRISES

### Lounge

13'4" max x 11'5" max

### Kitchen

8'7" max x 11'5"

### WC

### Bedroom 1 (First Floor Rear)

13'3" max x 11'5" max

### En Suite

### Bedroom 2 (First Floor Front)

7'5" max x 11'5" max

### Bathroom

### Bedroom 3 (Second Floor Front)

13'5" max x 11'7" max

### Bedroom 4 (Second Floor Rear)

13'3" max x 11'6" max

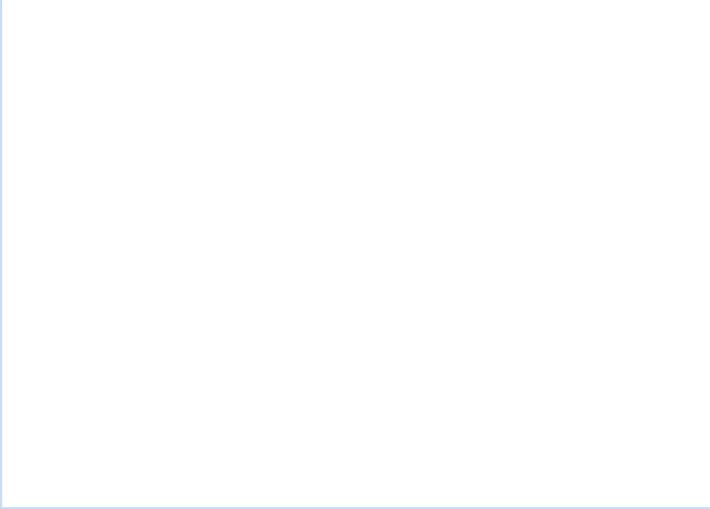
### Directions

Gillespie Court is situated off The Square in Comber

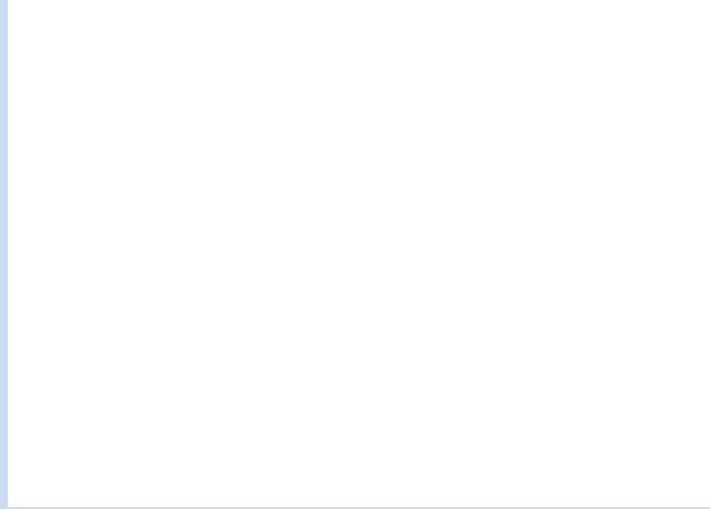
### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold  
Rates - Understood to be approximately ££1,279.18 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		74	75
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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