



OFFERS AROUND

**£145,000**

2 Park Way  
Newtownards  
BT23 5AR



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Sales, Lettings and Property Management



# Charming Three Bedroom Semi-Detached Home in Comber Town Centre

This three bedroom semi-detached property offers an ideal opportunity for those looking for a home in the heart of Comber town centre. Boasting oil-fired central heating, double glazing, and a modern downstairs bathroom, this property offers comfort and convenience. The three upstairs bedrooms

include one with a large built-in storage cupboard, and the enclosed rear garden provides a private outdoor space, complemented by useful outbuildings offering additional storage.

The property enjoys a pleasant outlook to the

front and is within easy reach of local amenities, making it perfect for anyone looking to live close to the town's vibrant offerings. While the home is in need of some cosmetic updating, it offers great potential for those looking to put their own stamp on it. Whether you're a first-time buyer or an investor, this property is one to consider.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

**Hallway**  
13' x 5'9

**Living Room**  
11'2 x 13'

**Porch**  
3'10 x 3'9

**Kitchen**  
7'4 x 11'2

**Storage**  
2'10 x 5'6

**Bathroom**  
5'9 x 7'4

**Bedroom 1**  
14' x 9'10

**Storage**  
5'10 x 2'11

**Bedroom 2**  
8'3 x 10'9

**Bedroom 3**  
8'8 x 7'8

**Landing**  
8'9 x 2'10

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold  
Ground Rent - Understood to be  
approximately £10 per annum  
Rates - Understood to be  
approximately £868.02 per annum

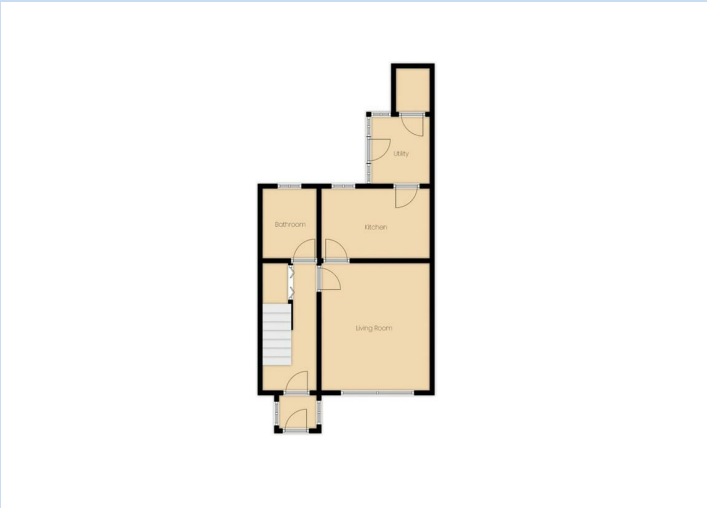
## Directions

Located off Killinchy Street

- Semi-Detached  
Property in Prime  
Town Centre  
Location
- Pleasant Front  
Garden
- Three Bedrooms  
One With A Large  
Built-In Storage  
Cupboard
- Downstairs Shower  
Room
- Enclosed Rear  
Garden Provides A  
Private Outdoor  
Space
- Useful Outbuildings  
Offering Additional  
Storage
- Oil Fired Central  
Heating And uPVC  
Double Glazed  
Windows
- Situated Close To  
local amenities,  
Offering  
Convenience



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?

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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

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

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