

Tim Martin
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54 Dermott Road
Comber
BT23 5LQ

Offers Around
£159,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Perfect for the first time buyer, young couple or family, this well presented semi detached property occupies a beautiful site within this quiet cul-de-sac, with views of Scrabo Tower and the surrounding countryside.

Fitted with oil fired central heating and uPVC double glazing, the accommodation comprises of a spacious lounge, which opens through to the dining area, modern fitted kitchen, three excellent sized bedrooms and bathroom.

Outside, a spacious driveway leads to the large, attached garage with separate utility store, whilst fully enclosed rear gardens with patio area provide excellent outside space for all ages!

Comber village is only a short stroll away, where you can enjoy many local boutiques, eateries, coffee shops and the local farmer's market. The local primary and secondary schools are within close proximity as too is public transport and the Comber by-pass allowing for a convenient commute to Newtownards, Dundonald and Belfast city centre.

FEATURES

- Well Presented Semi Detached Property Occupying A Superb Site Within This Quiet Cul-De-Sac
- Three Excellent Sized Bedrooms
- Spacious Lounge Opening Through To The Dining Room
- Modern Fitted Kitchen
- Bathroom With White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Attached Garage With Utility Store
- Easily Maintained Front And Rear Gardens With Views Over Scrabo Tower And Surrounding Countryside
- Perfect For First Time Buyers, Young Couple Or Family
- Within Walking Distance Of Comber Village, Local Schools And Public Transport

Entrance Hall

Glazed upvc entrance door with matching side panel; telephone connection point.

Lounge 13'11 x 13'4 (4.24m x 4.06m)

Tv aerial connection point; open through to: -

Dining Room 10'8 x 8'3 (3.25m x 2.51m)

Corniced ceiling.

Kitchen 11'10 x 10'2 (3.61m x 3.10m)

Excellent range of modern painted finish high and low level cupboards and drawers with matching glazed display cupboards; incorporating 1½ tub sink unit with swan neck mixer tap; integrated 'Beko' electric double oven; 4 ring ceramic hob; extractor hood over; space for fridge freezer; space and plumbed for washing machine; solid oak worktops; LVT laminate flooring; recessed spotlights; glazed upvc door to rear.

Landing

Access to roofspace; hotpress with lagged copper cylinder.

Bedroom 1 13'10 x 9'9 (4.22m x 2.97m)

Views of Scrabo Tower.

Bedroom 2 10'3 x 8'3 (3.12m x 2.51m)

Bedroom 3 10'3 x 6'10 (3.12m x 2.08m)

Bathroom 7'1 x 4'10 (2.16m x 1.47m)

Comprising panelled bath with mixer taps; Triton T80si electric shower unit with wall mounted shower attachment; pedestal wash hand basin; low flush wc; tiled walls; pine tongue and groove ceiling.

Outside

Bitmac driveway leading to:-

Attached Garage 20'0 x 7'7 (6.10m x 2.31m)

Roller shutter door; light and power points; access through to:-

Utility / Boiler Room 11'0 x 7'5 (3.35m x 2.26m)

Light and power points; Riello oil fired condensing boiler.

Garden

Partially enclosed front gardens laid out in lawn; fully enclosed rear garden laid out in lawn; spacious paved patio area; outside water tap.

Capital / Rateable Value

£100,000. Rates Payable = £871.20 per annum (approx)

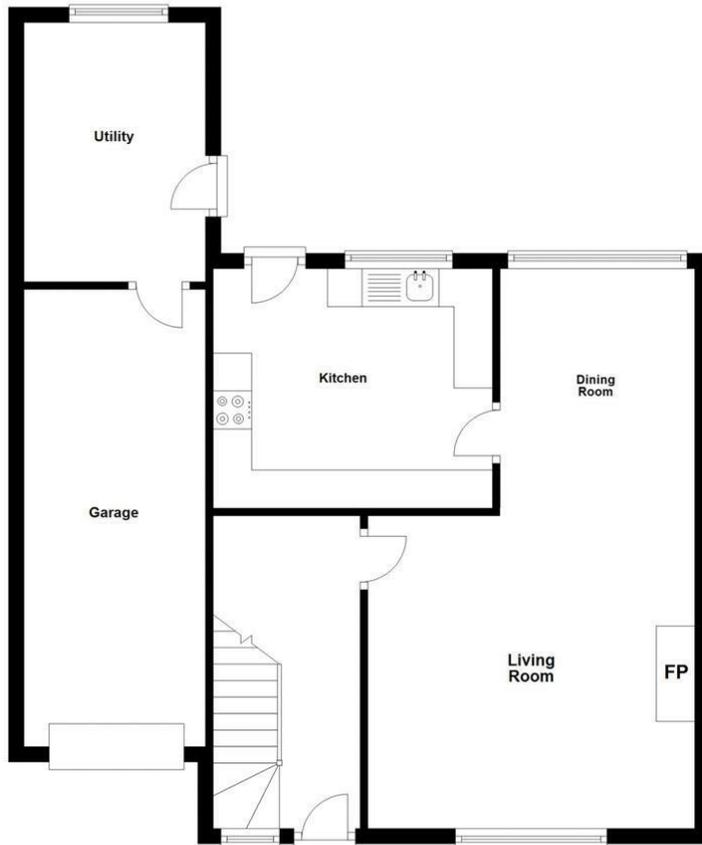






Ground Floor

Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 106.2 sq. metres (1143.6 sq. feet)

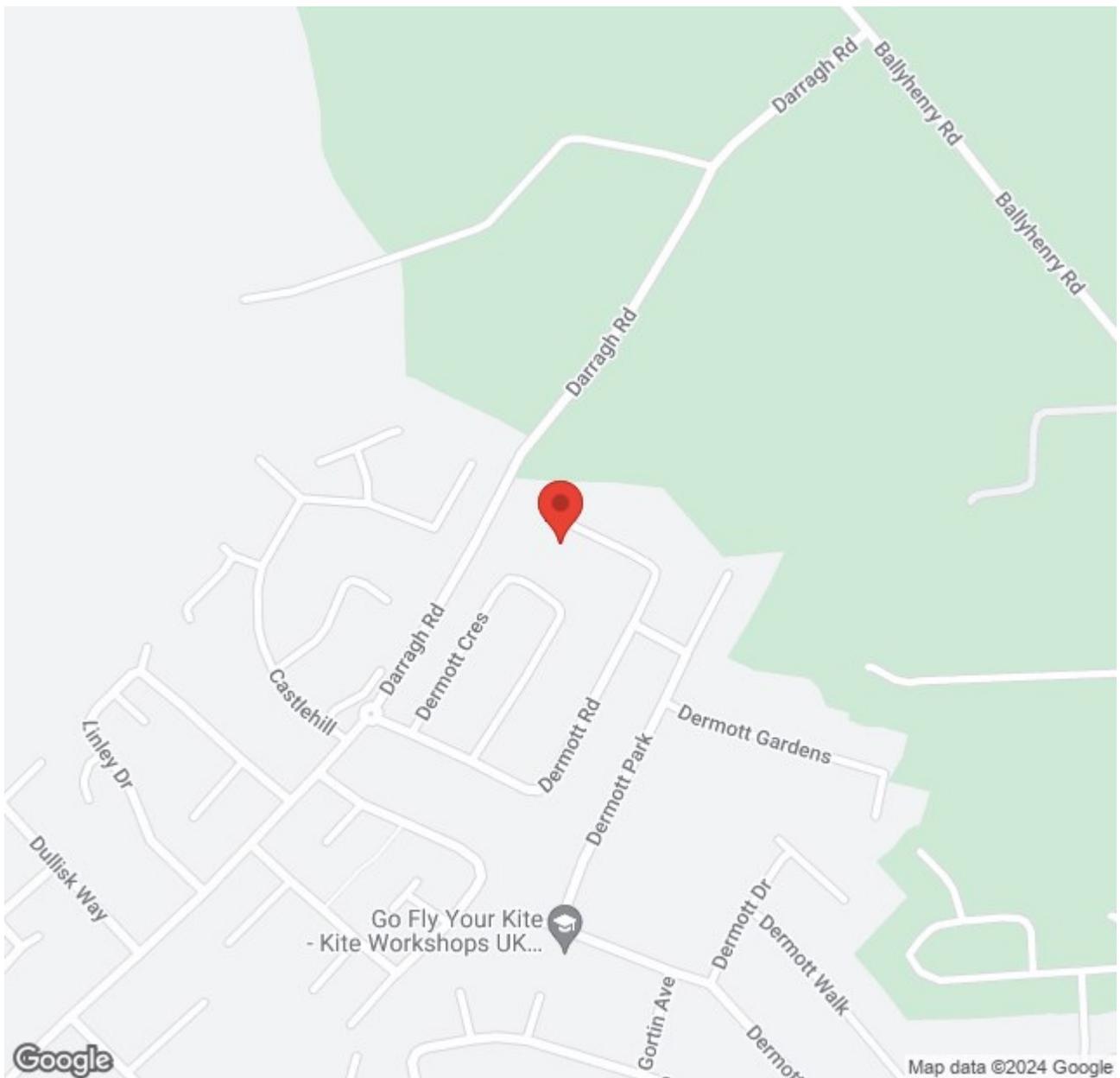
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

54 Dermott Road, Comber

First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)





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		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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