

Tim Martin
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**15 Dermott Walk
Comber
BT23 5NU**

**Offers Around
£235,000**

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SUMMARY

This deceptively spacious detached chalet bungalow is situated in the ever popular Dermott Walk area of Comber, just a short stroll from the bustling town square.

The property has been beautifully presented throughout and boasts a fantastic layout, offering spacious accommodation that will appeal to a wide range of purchasers. Fitted with gas fired central heating and uPVC double glazing, the ground floor comprises of a lounge with a twin aspect and sliding patio door leading to the rear gardens. The modern fitted kitchen includes a dining area, along with a spacious bedroom and well appointed bathroom. On the first floor you'll find three excellent sized bedrooms, all benefitting from excellent built in storage as well as a convenient WC.

To the outside, a spacious driveway provides excellent parking for several cars and leads to the detached garage. Easily maintained gardens are located to the front, whilst the enclosed rear gardens are laid out in lawn and boast a fabulous paved patio area, perfect for entertaining family and friends.

An excellent range of local amenities are within walking distance including doctor's surgery, coffee shops, restaurants, local boutiques and the local Farmer's Market. An excellent public transport network and ease of access to the Comber by-pass allows for a convenient commute to Newtownards, Dundonald and Belfast.

FEATURES

- Deceptively Spacious Detached Chalet Bungalow
- One Bedroom On The Ground Floor And Three Bedrooms On The First Floor
- Spacious Lounge With Twin Aspect And Sliding Patio Door To Rear Gardens
- Modern Fitted Kitchen With Dining Area
- Ground Floor Bathroom And First Floor WC
- Gas Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To The Detached Garage
- Enclosed Rear Gardens Laid Out In Lawn With Spacious Patio Area
- Within Walking Distance To Comber Village, Local Primary And Secondary Schools And Public Transport
- Perfect For The Growing Family Or Those Wishing To Downsize With Convenience In Mind

Entrance Hall

Glazed uPVC entrance door with matching side light; wood laminate floor; telephone connection point.

Cloakroom

Lounge

22'2 x 11'7 (6.76m x 3.53m)

Feature stone fireplace with matching hearth; corniced ceiling; sliding patio door to rear gardens.

Kitchen / Dining Area

16'5 x 9'1 (5.00m x 2.77m)

Excellent range of painted high and low level cupboards and drawers with matching glazed display cupboards incorporating Franke single drainer stainless steel sink unit with mixer tap; integrated Whirlpool electric under oven with 4 ring ceramic hob; Stoves extractor hood over; space and plumbing for washing machine; Beko dishwasher; Ignis fridge; formica worktops; tiled splashback; tiled floor; glazed uPVC door to rear.

Bedroom 4 / Living Room

14'4 x 11'8 (4.37m x 3.56m)

Corniced ceiling.

Bathroom

12'6 x 8'11 (3.81m x 2.72m)

White suite comprising panelled bath with mixer tap; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled WC; wall mounted wash hand basin with mixer tap and vanity unit under; illuminated mirror over; part tiled walls; tiled floor; built-in storage cupboards with Worcester gas fired boiler.

First Floor / Landing

Built-in storage cupboard.

Bedroom 1

11'10 x 11'8 (3.61m x 3.56m)

Built-in storage cupboard.

WC

6'10 x 4'1 (2.08m x 1.24m)

(Maximum Measurements)

White suite comprising close coupled WC and pedestal wash hand basin with mono mixer tap; part tiled walls.

Bedroom 2

9'0 x 8'10 (2.74m x 2.69m)

(Maximum Measurements)

Built-in storage cupboard.

Bedroom 3

11'9 x 11'8 (3.58m x 3.56m)

Built-in wardrobes with spacious storage area.

Outside

Spacious driveway leading to the front and to the side of the property to:-

Detached Garage

19'5 x 10'10 (5.92m x 3.30m)

Roller shutter door; light and power points; glazed uPVC door to side.

Gardens

Front gardens laid out in lawn with decorative gravel flowerbed.

Enclosed rear garden laid out in lawn with well stocked flowerbeds; spacious paved patio area; outside lights and water tap.

Capital Rateable Value

£175,000. Rates Payable = £1598.98 per annum (approx)

Tenure

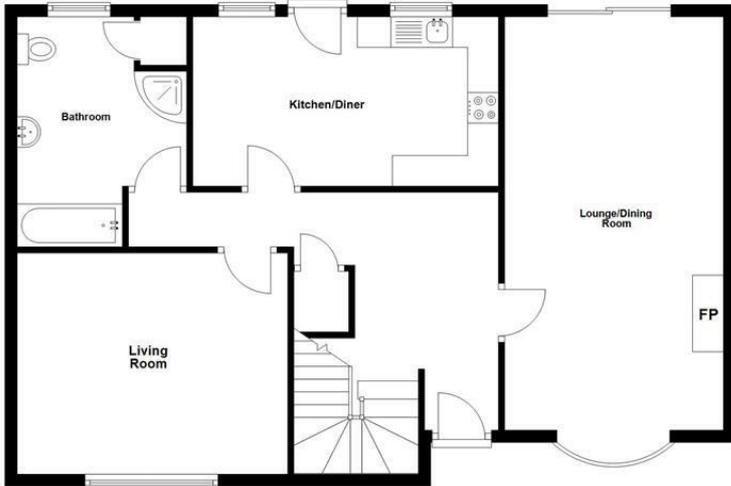
Leasehold

Ground Rent

£45.00 per annum

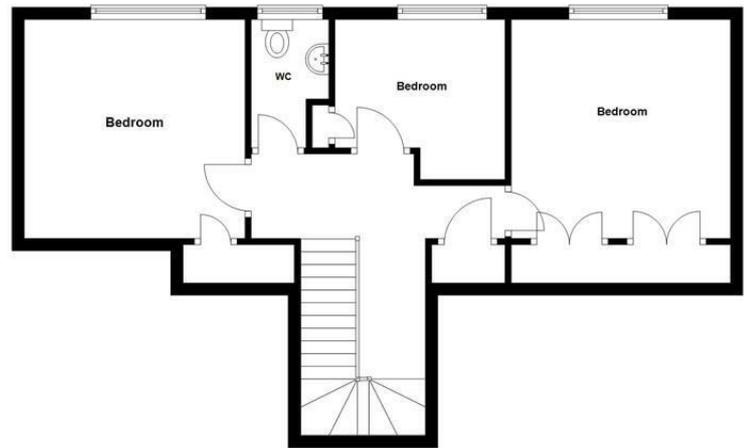
Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)

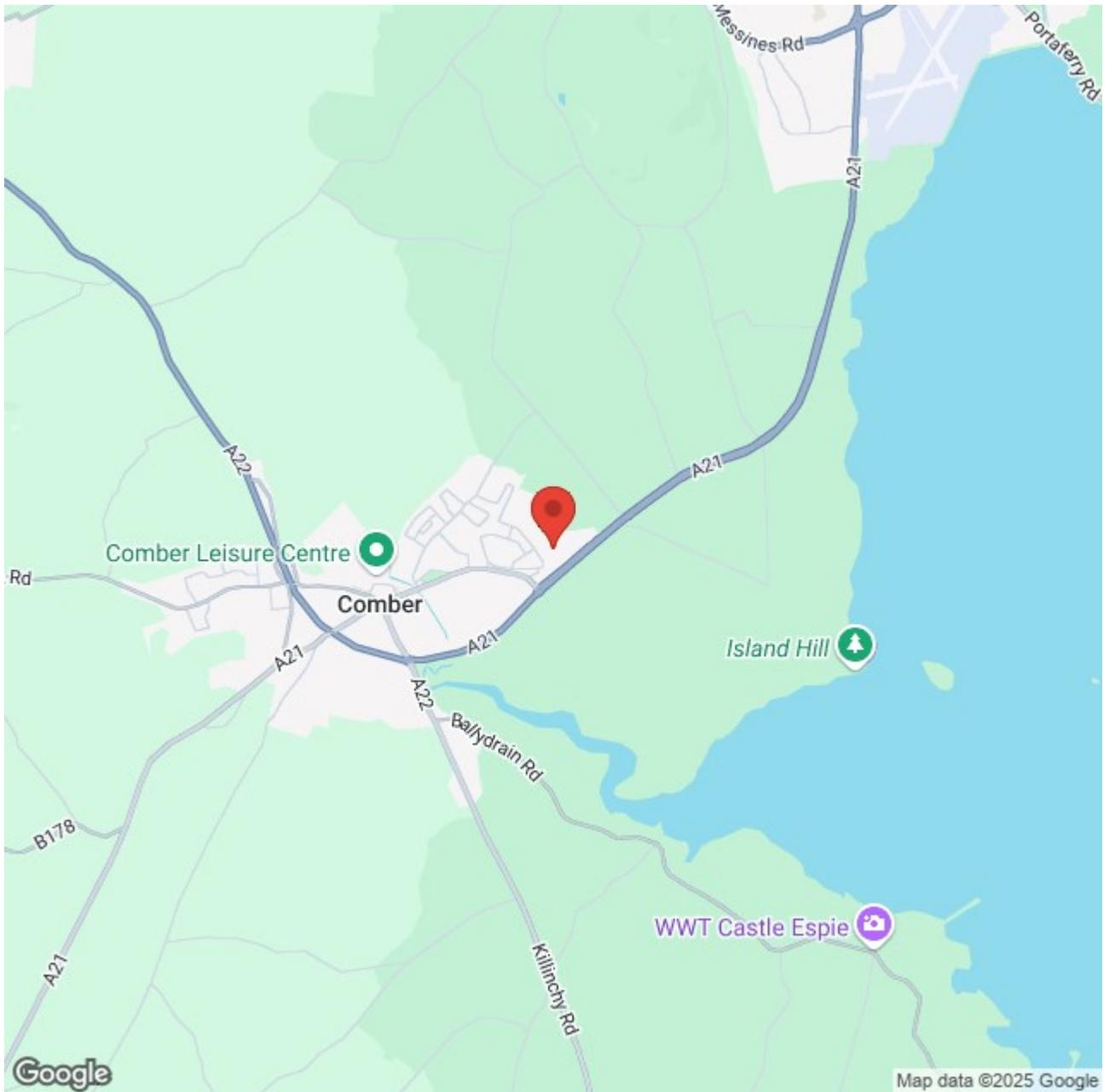
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

15 Dermott Walk, Comber









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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