

Tim Martin
— .co.uk



**15 Dermott Avenue
Comber
BT23 5JE**

**Rent
£1,250 Per Month**

**www.timmartin.co.uk
Telephone 028 91 878956**

SUMMARY

A stunning semi detached home, located in this popular area of Comber and within walking distance to the bustling town square.

The property has been finished to an exceptional standard throughout and is fitted with gas fired central heating and uPVC double glazing and is available on a furnished basis. The ground floor comprises of a spacious lounge with open fire, contemporary fitted kitchen with island unit and an excellent range of integrated appliances, which opens out to a casual dining area and sunroom, overlooking the rear gardens. On the first floor, there are three excellent sized bedrooms, two of which enjoy built in wardrobes and a shower room fitted with a modern white suite.

Outside is equally as impressive, with a spacious driveway leading to the front and side of the property, providing excellent off street parking. A detached garage is located to the rear as too are beautifully landscaped gardens laid out in lawn with spacious paved patio areas.

Comber village enjoys many local boutiques, coffee shops, restaurants, leisure centre and an excellent choice of primary and secondary schools. Also close at hand is Castle Espie WWT wetland centre, Strangford lough and Comber Greenway. An excellent road network and public transport service, makes for a convenient commute to Newtownards, Dundonald, Ulster Hospital and Belfast city centre.

RENT: £1250.00 per month

DEPOSIT: £1250.00

RATES: Landlord pays rates

- Stunning Semi-Detached Property Located in this Ever-Popular Area of Comber
- Spacious Lounge with Open Fire
- Contemporary Fitted Kitchen with Island Unit and An Excellent Range of Integrated Appliances
- Sunroom Overlooking the Rear Gardens
- Three Excellent Sized Bedrooms – Two of Which Enjoy Built In Wardrobes
- Shower Room Fitted with a Modern White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to the Front and Side of the Property and to the Detached Garage
- Enclosed Landscaped Gardens Laid Out in Lawn with Paved Patio Areas
- Within Walking Distance to Comber Village, Local Schools and Public Transport

Entrance Hall

Glazed Upvc entrance door with matching side lights; wood laminate floor.

Lounge

14'0 x 13'2 (4.27m x 4.01m)

Tiled fireplace with matching hearth; open fire; painted wood fire surround; wood strip floor; corniced ceiling; corniced ceiling; sliding doors through to:-

Kitchen / Dining Area

20'8 x 10'2 (6.30m x 3.10m)

Superb range of contemporary fitted high and low level cupboards and drawers with matching island unit incorporating Blanco single drainer stainless steel sink unit with mixer tap; integrated AEG electric oven; AEG microwave oven with warming drawer; AEG fridge; AEG freezer; Electrolux dishwasher; AEG 4 ring ceramic hob with extractor unit over; wine fridge; quartz worktops with matching upstands; wood laminate floor; glazed Upvc door to the side; recessed spotlights; open through to:-

Sun Room

11'1 x 8'4 (3.38m x 2.54m)

Wood laminate floor; glazed Upvc door to rear.

First Floor / Landing

Access to roofspace; hotpress with Worcester gas fired boiler.

Bedroom 1

13'10 x 9'6 (4.22m x 2.90m)

Built-in wardrobes; headboard and cupboards over.

Bedroom 2

10'5 x 8'2 (3.18m x 2.49m)

Built-in wardrobes and cupboards; knee hole dressing table.

Bedroom 3

10'4 x 6'8 (3.15m x 2.03m)

Shower Room

7'3 x 4'10 (2.21m x 1.47m)

Contemporary white suite comprising separate shower cubicle with Mira Vie electric shower unit and wall mounted telephone shower attachment; fitted glass shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; towel radiator; tiled effect laminate floor.

Outside

Tarmac driveway leading to the front and side of the property providing excellent off street parking.

Detached Garage

Roller shutter door; light and power points; space and plumbing for washing machine.

Gardens

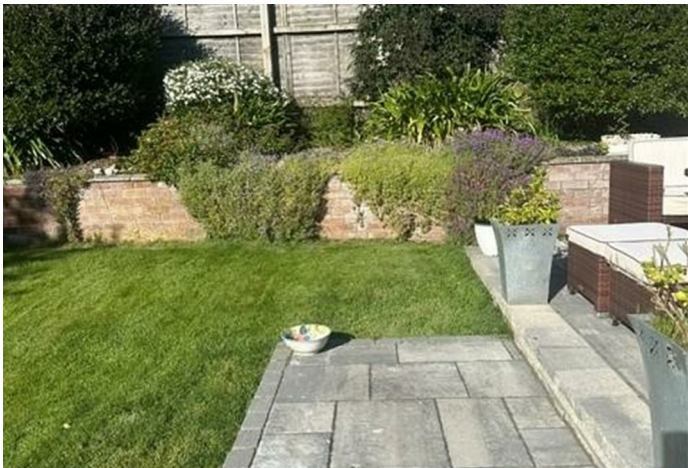
Enclosed rear gardens laid out in lawn with spacious paved patio areas; decorative gravelled flowerbeds; outside light and water tap.






Capital Value

£100,000. Rates Payable = £913.70 per annum (approx)

Landlord pays rates.





Energy Efficiency Rating	
	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	
71	72

Northern Ireland EU Directive 2002/91/EC

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

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.