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155 Killinchy Road,
Comber, Newtownards,
County Down, BT23

**Offers in the region of:
£255,000**

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

We are delighted to present to the open market this detached bungalow set on a mature private site, ideally positioned within this highly regarded location.

Internally the property offers bright and adaptable accommodation comprising two/three bedrooms, one/two reception rooms, kitchen with dining area and bathroom. Further benefits include utility/boiler room, oil fired central heating and double glazed windows and doors.

Externally the property is positioned on a large site with well tended gardens and driveway to ample car parking.

This property is only a short stroll from Lisbane with its day to day amenities to include the Poachers Pocket Gastropub and the Old Post Office coffee shop. Public transport links for commuting to Belfast, Comber and Downpatrick are also easily accessible.

This property will create an interest when presented to the market, early consideration to view is recommended.

Ideally suitable for owner occupier or investor/developer alike.

Accommodation

uPVC double glazed front door to entrance hall, parquet wooden floor.

Lounge

13'6" x 9'2" (4.11m x 2.8m)
Wooden fireplace with tiled inset and hearth, open fire, laminate wooden floor.

Kitchen

12'1" x 11'9" (3.68m x 3.58m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, glazed display cabinets, part tiled walls, built in oven and four ring ceramic hob, extractor fan, dining area, wine rack.

Utility Area

Plumbed for washing machine.

Bedroom One

13'6" x 7'8" (4.11m x 2.34m)
Built in robe, access to roof space.

Bedroom Two

9'4" x 7'4" (2.84m x 2.24m)
Range of built in robes.

Bedroom Three

7'9" x 6'7" (2.36m x 2m)

Bathroom

Panelled bath, fully tiled built in shower cubicle with electric shower unit, pedestal wash hand basin, close coupled WC, half tiled walls.

Rear Hallway

Access to boiler room with oil fired boiler.
uPVC double glazed back door.

Outside

Driveway to maple car parking and turning area.
Large well tended gardens, with extensive lawns, boundary hedging and patio areas.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c>

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.