

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**37A KILLINCHY STREET, COMBER,
NEWTOWNARDS, BT23 5AP**

OFFERS AROUND £174,950



Located on Killinchy Street in Comber this delightful semi-detached home offers the perfect blend of modern comfort and convenience. With three generously sized bedrooms, it's ideal for families or anyone needing extra space.

At the heart of the home is a stylish, modern kitchen featuring a sleek range of high and low-level units, wood laminate worktops, and integrated appliances including an oven with a four-ring electric hob, stainless steel extractor fan, and plumbing for both a washing machine and dishwasher. There's also space for a fridge freezer, making it a practical and welcoming area for everyday dining.

The property benefits from oil-fired central heating and uPVC double glazing, well maintained inside and out, it offers a warm and inviting atmosphere throughout.

A standout feature is its prime location, just a short walk to Comber town centre, giving easy access to local shops, services, and amenities. It's perfect for those who enjoy village life with everything close at hand. Viewing is highly recommended to appreciate all this home has to offer.

Key Features

- Well Presented Semi Detached Property In Convenient Location
- Open Plan Kitchen And Living Room With Wood Burning Stove
- Three Well Proportioned Bedrooms Across Two Floors
- Kitchen With Good Range Of Units And Space For Appliances
- Guest Toilet On Ground Floor, Family Bathroom On First Floor
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Within Walking Distance To Town Centre And All Local Amenities
- Well Maintained To A Great Standard Internally And Externally



Accommodation Comprises:

Ground Floor

Entrance Hall

Wood laminate flooring.

Kitchen/Dining Room

10'0 x 19'0

Modern range of high and low level units, wood laminate work surfaces, stainless steel sink unit with mixer tap and drainer, integrated oven with four ring electric hob, stainless steel extractor fan, plumbed for washing machine and dishwasher, space for fridge freezer, wood laminate flooring, space for informal dining.

Living Room

12'0 x 12'10

Wood laminate flooring, feature wood burning stove, stone mantel and surround, tiled hearth, patio doors to enclosed rear garden.

W/C

Modern white suite comprising low flush w.c., vanity unit with mixer tap with tiled splash back, wood laminate flooring, extractor fan.

First Floor

Landing

Wood laminate flooring.

Bedroom 1

13'06 x 11'03

Double bedroom, wood laminate flooring.

Bedroom 2

13'05 x 12'02

Dual aspect windows, wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath with mixer tap, vanity unit with mixer tap, low flush w.c., shower enclosure with sliding glass door and overhead rainfall shower head, part tiled walls, vinyl flooring, extractor fan.

Second Floor

Bedroom 3

9'11 x 23'11

Double bedroom, dual aspect.

Outside

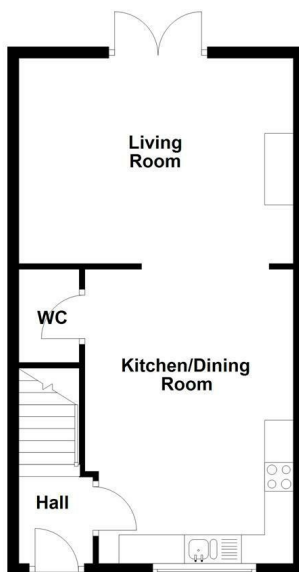
Front communal area with parking for two vehicles.

Enclosed rear garden in lawn, stone walkway, landscaped garden, space for shed, raised decked entertainment area, outside tap and light.

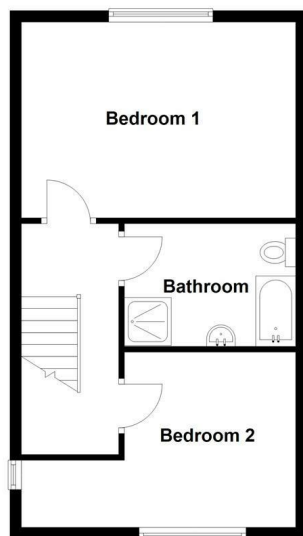




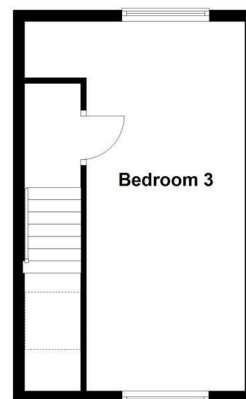
Ground Floor



First Floor



Second Floor



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

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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