



## 9 Dermott Road Comber, Newtownards, BT23 5LG

"Not your average semi detached home! I'm not sure that the owners of this beautifully presented property know just what a lovely home they've created and now it could be yours!" The property offers 3 first floor bedrooms, including a master with walk in wardrobe, and a beautiful modern bathroom. The ground floor boasts a generous lounge with dining area, that includes a bespoke media wall and storage solutions, plus a modern kitchen, with a generous range of storage and integrated appliances. Lovely details such as the bespoke understairs storage and the feature wall panelling really give this home a charm that is hard to ignore. It benefits from uPVC double glazing and oil fired central heating whilst, externally, there is a detached garage with generous tarmac driveway, a garden to the front in lawn with pebbled area, and a fully enclosed, child friendly rear garden with paved patio and artificial grass area. All in all this is a beautiful home that has been tastefully modernised and presented and will allow the new owner to simply move in and enjoy. Viewings strictly by prior appointment with the agent.

**Offers Around £209,950**

# 9 Dermott Road

Comber, Newtownards, BT23 5LG



- Beautifully presented semi detached home
- Luxury kitchen
- Oil fired central heating
- Please see our website for full details
- 3 bedrooms - master with walk in wardrobe
- Modern bathroom
- Detached garage with tarmac driveway
- Lounge/diner with media wall and storage solutions
- uPVC double glazing & fascia
- Gardens to front & enclosed to rear

## Entrance

### Entrance hall

13'3x6'2 (4.04mx1.88m)

### Lounge/dining room

24'2x14'1 (7.37mx4.29m)

### Kitchen

11'9x10'4 (3.58mx3.15m)

### Landing

### Bathroom

7'5x4'11 (2.26mx1.50m)

### Bedroom 1

13'8x9'6 (4.17mx2.90m)

### Bedroom 2

10'5x10'4 (3.18mx3.15m)

### Bedroom 3

10'5x6'8 (3.18mx2.03m)

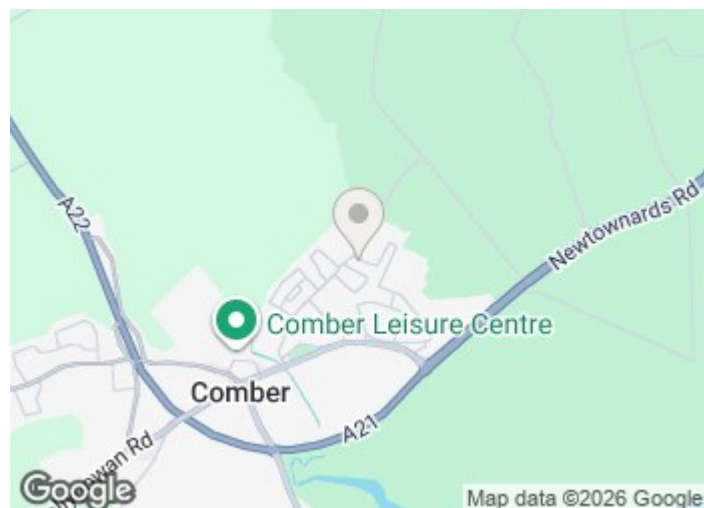
### Detached garage

20x11 (6.10mx0.30m)

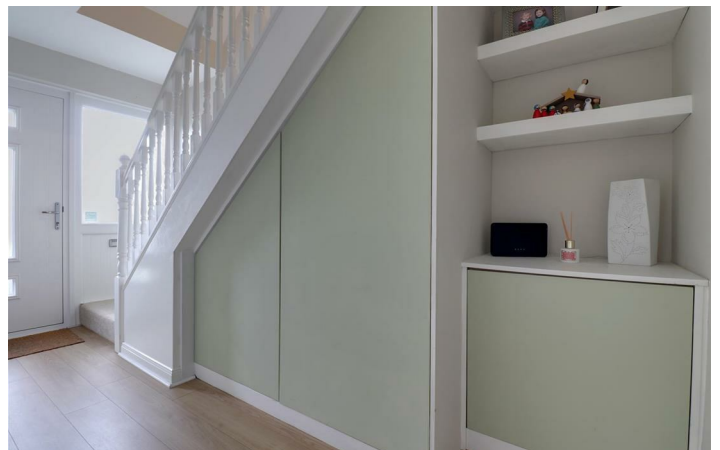
### Outside

### Tenure

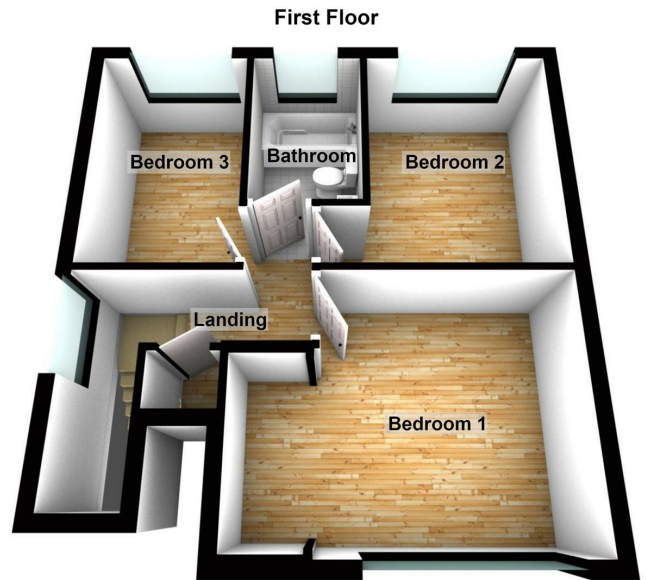
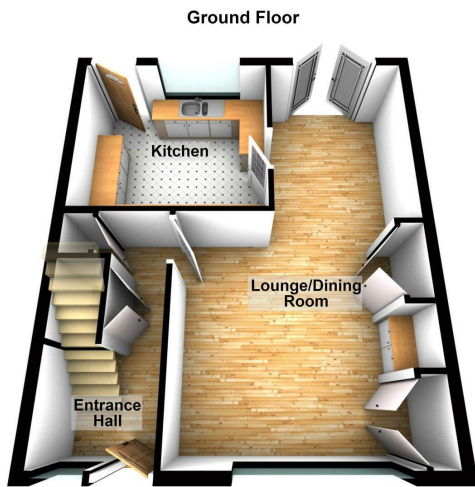
### Property misdescriptions



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		