



## 13 Rose Garden

Comber, Newtownards, BT23 5AW

"This is what 40 years of love looks like - a home that has been loved, cared for and modernised throughout its owners lifetime. It offers a classic mix of "Olde worlde" charm and modern tastes. An extended terraced home which is wonderfully unique and simply must be viewed internally to be fully appreciated".

The property offers 3 first floor bedrooms, and a lovely modern shower room, plus a useful attic room, with classic touches such as "cottage style" wooden doors, wall panelling and picture rails. On the ground floor there's a spacious lounge, with real wood floor & multi fuel stove, and to the rear an open plan kitchen/dining/sun room with luxury fitted kitchen, with integrated appliances and more beautiful finishes. The property benefits from uPVC double glazing (first floor units just replaced) & fascia plus Phoenix gas central heating. Externally there is a really useful private detached garage and charming patio gardens to front and rear that are real sun traps throughout the day - Lovely!

A must see home, ideal for first time buyers or downsizers alike. Early and internal viewing strongly recommended - No callers without prior appointment please.

**Offers Around £175,000**

# 13 Rose Garden

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- Charming, extended terraced home
- Beautifully presented and modernised throughout
- 3 bedrooms
- Lounge with multi fuel stove
- Modern kitchen/diner
- Sun room
- Floored attic room accessed via "Jacob's ladder"
- Detached garage to rear plus lovely patio gardens
- uPVC double glazing & fascia - Phoenix gas central heating
- Please see our website for full details.

## Entrance

## Lounge

18x13'9 (5.49mx4.19m)

## Kitchen/diner

18x9'8 (5.49mx2.95m)

## Sun room

11'4x9 (3.45mx2.74m)

## Landing

## Bathroom

6x5'6 (1.83mx1.68m)

## Bedroom 1

12'2x11'8 (3.71mx3.56m)

## Bedroom 2

11'8x9'3 (3.56mx2.82m)

## Bedroom 3

9x9 (2.74mx2.74m)

## Attic room

18x10'11 (5.49mx3.33m)

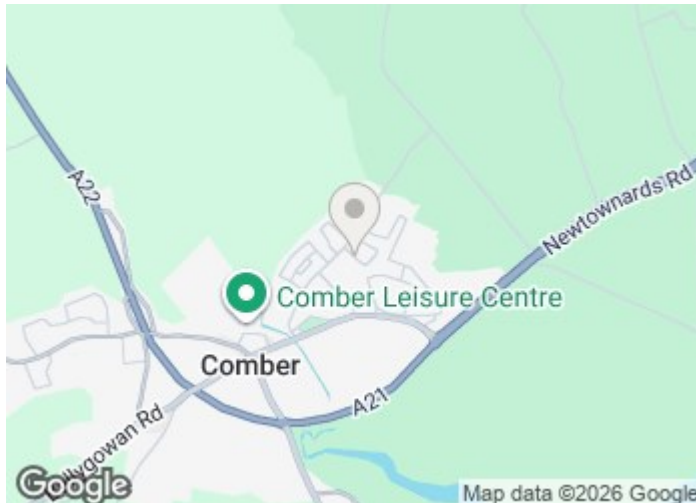
## Detached garage

15'6x8'9 (4.72mx2.67m)

## Outside

## Tenure

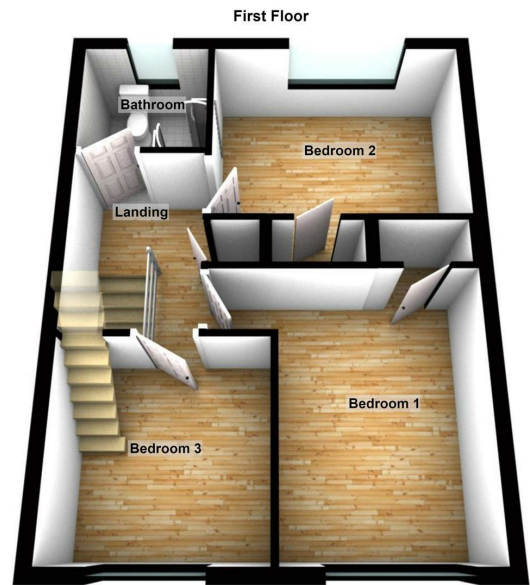
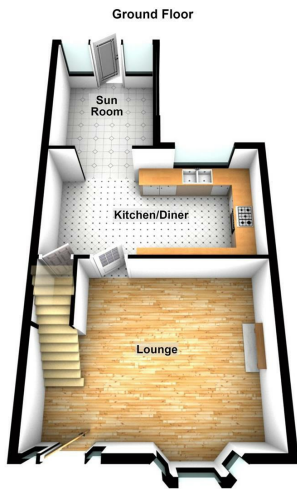
## Property misdescriptions



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