

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 ALBION COURT, COMBER,  
NEWTOWNARDS, BT23 5EA**

**OFFERS AROUND £165,000**





Located in the heart of Comber and close to all local amenities, schools and the main arterial routes to Belfast, this deceptively spacious townhouse has been well maintained by the current owner and will appeal to a wide range of buyers.

The ground floor of the home has a bright living area with built in storage and a good sized kitchen with space for dining.

The first floor has three well proportioned bedrooms and a family bathroom with white suite.

Externally, there is great entertaining space and is fully enclosed.

We recommend viewing this lovely home at your earliest convenience to avoid disappointment.



## Key Features

- Spacious Three Bedroom Mid Townhouse
- Living Room With Open Fireplace And Built In Storage
- Open Plan Kitchen/Dining Area With A Good Range Of Units And Double Doors Into Rear Garden
- Three Double Bedrooms
- Family Bathroom With White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Located Within Walking Distance Of Comber Town Centre And Local Amenities
- Enclosed Rear Garden, Communal Parking to Front of Property
- Early Viewing Recommended



### Accommodation Comprises:

#### Entrance Porch

Tiled floor.

#### Living Room

15'7" x 15'5"

Open fireplace with granite hearth, surround and wooden mantle, built in storage.

#### Kitchen/Dining Room

15'7" x 9'8"

Range of high and low level units, laminate work surfaces, one and a quarter inset sink with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor fan and hood, plumbed for washing machine and dishwasher, space for fridge/freezer, breakfast bar, partially tiled walls, tiled floor, space for dining area, double doors to enclosed rear garden.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

11'3" x 17'2"  
Double bedroom.

#### Bedroom 2

10'2" x 11'6"  
Double bedroom.

#### Bedroom 3

8'9" x 12'1"  
Double bedroom.

#### Bathroom

White suite comprising panelled bath with mixer tap, corner shower unit, wall mounted overhead shower, sliding glass doors, low flush w/c, pedestal wash hand basin with mixer tap, tiled walls, tiled floor.

#### Outside

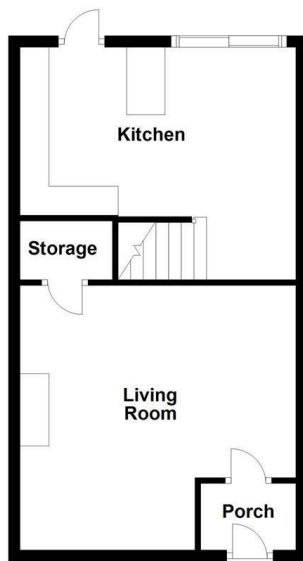
Front - Communal parking.  
Rear - Fully enclosed rear garden, area in stones, paved area, outside tap and light, oil fired boiler, oil storage tank, side access for bins.



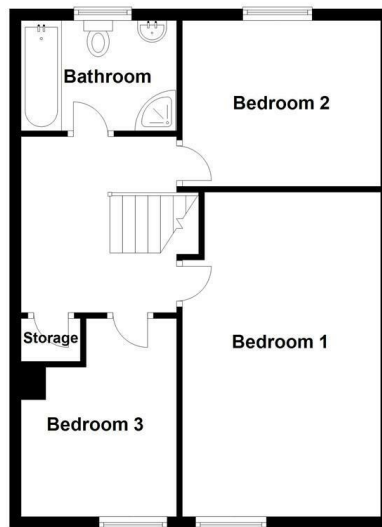




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**24 Albion Court, Comber**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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