




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

6 Dermott Green,  
Comber,  
County Down,  
BT23

**Guide Price: £179,950**

 **Reeds Rains**

reedsrains.co.uk

6 Dermott Green, Comber, Newtownards, County Down, BT23

**Guide Price: £179,950**

EPC Rating: D

Nestled within a quiet cul-de-sac location is this attractive Semi-Detached Chalet Bungalow home.

This fine home offers bright, well-proportioned and easy to maintain accommodation throughout, ideal for many prospective buyers in today's market.

Conveniently positioned, this delightful property falls within walking distance to the bustling Comber Square benefitting from excellent shopping facilities, restaurants and eateries.

Newtownards, Dundonald and Belfast City Centre are also easily accessible for the daily commuter.

A superb residential location with a proven track record - early internal inspection is advised.

#### **Composite Front Door With Glazed Inset And Side Panel To...**

#### **Entrance Hall**

Cloak under stairs. Laminated wooden flooring.

#### **Lounge**

14'1" / 13'9" (4.3m / 4.2m)

Feature fireplace with wooden surround. Double doors too...

#### **Dining Area**

10'4" / 8'3" (3.15m / 2.51m)

Ample dining area. Laminated wooden flooring. uPVC French doors to enclosed rear garden.

#### **Modern Fitted Kitchen**

12'5" / 10'4" (3.78m / 3.15m)

One and 1/2 bowl Franke sink unit with chrome dual mixer tap.

Excellent range of high and low level units with stainless steel door furniture, laminated work surfaces and up stand. Integrated four ring electric hob and chimney extractor hood. Integrated fridge. Plumbed for dishwasher. Wine rack. Ceramic tiled flooring. uPVC door to side.

#### **First Floor**

##### **Bedroom One**

12'5" / 9'5" (3.78m / 2.87m)

Built in sliding wardrobe. Laminated wooden flooring.

##### **Bedroom Two**

10'5" / 8'3" (3.18m / 2.51m)

Laminated wooden flooring.

##### **Bedroom Three**

10'4" / 6'8" (3.15m / 2.03m)

Laminated wooden flooring.

#### **Contemporary Shower Room**

Comprising PVC panelled shower cubicle with electric shower unit. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan. Chrome heated towel rail.

#### **Landing**

Hot press with lagged copper cylinder and storage above. Access to roof space.

#### **Outside**

Garden area to front in loose stones. Brick pavior driveway. Enclosed private patio garden to rear bordered by fencing. Outside tap / light. uPVC oil tank.

#### **Detached Garage**

20'2" / 11'7" (6.15m / 3.53m)

Accessed via roller door. Light and power. Plumbed for washing machine. Vented for

tumble dryer.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

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.

For full EPC please contact the branch.