



OFFERS AROUND

**£190,000**

13 Dermott Gardens  
Newtownards  
BT23 5LH



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

# Charming Three Bedroom Semi-Detached Haven in Tranquil Dermott Gardens, Comber

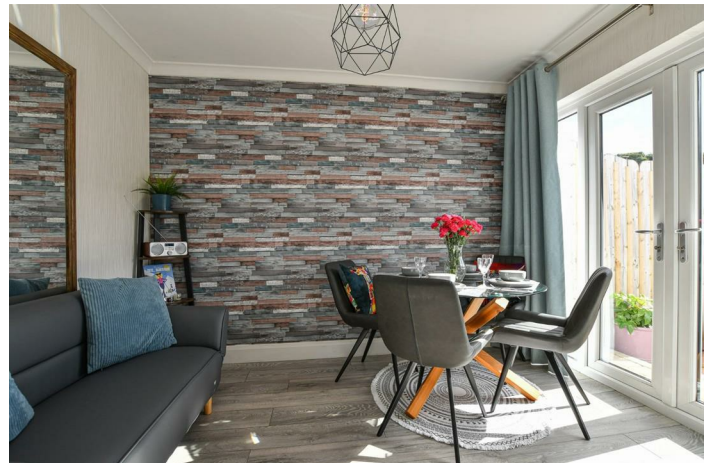
Discover the epitome of serene living in this enviable 3-bedroom semi-detached home nestled within the peaceful Dermott Gardens in Comber. Situated on a road with no through traffic, this home boasts direct access to green space at the rear, creating a tranquil retreat. With a brick-paved driveway, garage, and a

raised grassed area perfect for soaking up the sun, outdoor living is at its finest.

Step inside to find a lounge adorned with a wood-burning stove, while the open-plan kitchen/dining area features French doors opening onto the patio. The recently fitted

kitchen offers ample space for a range cooker. Upstairs, three bedrooms and a modern bathroom with a double-sized shower await.

Meticulously maintained and boasting rare features like a downstairs loo and widened driveway, this property is a rare gem ready to be cherished.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Entrance Hall

13'3" x 6'2"

Composite front door, wood laminate floor, recessed spotlights.

### Downstairs WC

5'1" x 2'8"

Comprising of pedestal wash hand basin with mixer tap, low flush WC, fully tiled floor, extractor fan.

### Living Room

14'1" x 13'3"

Wood laminate floor, feature wood burning stove, recessed spotlights, front view aspect.

### Kitchen

11'11" x 10'3"

Shaker style contemporary kitchen with excellent range of high and low level units, solid wood worktops, sink with drainer and mixer tap, space for oven, stainless steel extractor fan, integrated fridge, integrated microwave, integrated dishwasher, tiled floor, recessed spotlights, uPVC door to rear garden.

### Dining Room

10'3" x 8'2"

Wood laminate floor, uPVC French doors leading out to rear garden.

### First Floor Landing

10'0" x 2'9"

Access to roofspace, access to storage cupboard.

### Storage

24" x 2'2"

### Bedroom 1

13'11" x 9'7"

Wood laminate floor, front view aspect

### Bedroom 2

10'2" x 10'3"

Wood laminate floor, rear view aspect

### Bedroom 3

10'3" x 6'9"

Wooden laminate floor, rear view aspect

### Bathroom

5'1" x 7'1"

Comprising of walk in shower cubicle, low flush WC, wall hung sink with mixer and towel rail below, tiled floor, fully tiled walls, recessed spotlights, extractor fan.

### Garage

17'3" x 10'6"

Roller door, garage with light and power, plumbed for washing machine/space for dryer.

### Outside Front

Tarmac driveway, raised flowerbeds, outdoor lighting.

### Outside Rear

South facing split level garden consisting of lawn area and paved patio. From the house there is a large patio area ideal for entertaining, the rear of the garden is accessed via a paved ramp leading to a grassed area. In the rear corner of the garden there is a decked area ideal for casual seating area. There is also a gate which provides access to the communal green at the rear.

### Directions

From Comber town centre proceed along Bridge Street (A21) towards Killinchy Street, turn left onto Copeland Crescent, then left again onto Gortin Avenue. Take a left turn onto Dermott Avenue, then right on Dermott Park, then right onto Dermott Gardens, the property will be on the right.

### REQUIRED INFO UNDER TRADING STANDARDS

Tenure - Understood to be Leasehold

Ground rent Understood to be £60 per annum

Current rates -Understood to be approximately £871 per annum

- Contemporary Semi Detached Property
- Bright Lounge With Feature Wood Burning Stove
- Modern Fitted Kitchen With Excellent Range Of Units And Integrated Appliances
- Dining Room With French Doors Leading Out To Rear Garden
- Downstairs WC
- Three Bedrooms
- Modern Family Bathroom With Walk In shower
- Fully Enclosed South Facing Rear Garden
- Gas Fired Central Heating, uPVC Double Glazed Windows, Fascia And Soffits
- Excellent Convenience To Range Of Local Amenities, Schools, Eateries And Leisure Facilities In Comber Town Centre

# FLOOR PLANS

13 Dermott Gardens, Comber



Ground Floor

13 Dermott Gardens, Comber



First Floor



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

T. 028 9147 9393  
T. 028 9140 4100

info@pinkertonsni.com

# PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.