



32 Dermott Avenue, Comber, BT23 5JE  
Semi Detached Villa In A Popular And Convenient Location - £189,500



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## Semi Detached Villa In A Popular And Convenient Location

This well presented red brick semi detached villa offers practical easily managed accommodation in a convenient location in this ever popular residential location. Enhanced by the addition of a double glazed conservatory to the rear and a sun porch to the front, the property enjoys a private "south" facing back garden and the benefit of a detached matching garage.

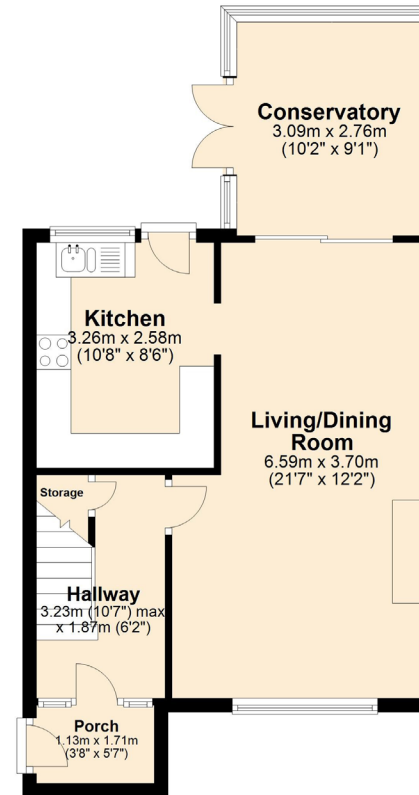
## Key Features

- Semi Detached Villa In A Popular And Convenient Location
- Spacious Through Lounge/Dining Room With Fireplace
- Well Fitted Kitchen With High Gloss Units And Built-In Appliances
- Bathroom With White Suite
- Three Bedrooms
- Double Glazed Windows In PVC Frames
- Oil Fired Central Heating
- Cavity wall Insulation
- Detached Matching Garage And Tarmac Driveway

## Floor Plans

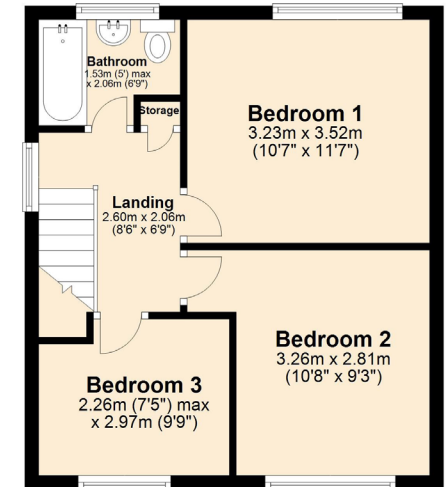
### Ground Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.



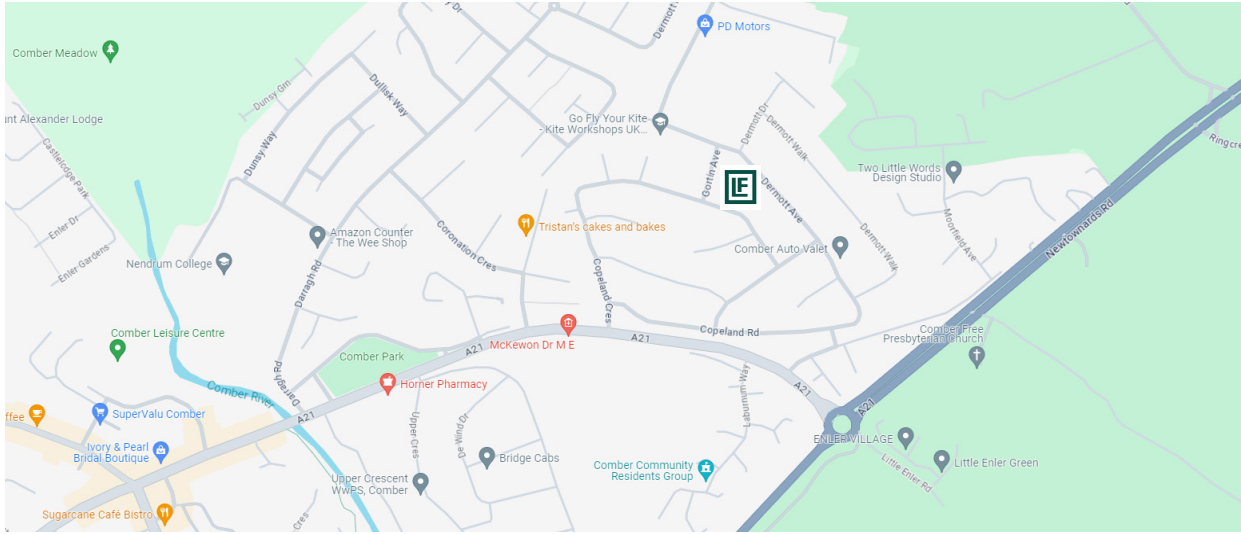
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Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b>			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	46	68
(21 - 38)	F		
(1 - 20)	G		
<b>Not energy efficient - higher running costs</b>			
Northern Ireland		EU Directive 2002/91/EC	
			
RRN: 2417-1714-4115-9215-5923			

## Office Information

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