

**Tim Martin**  
.co.uk



55 Dermott Road  
Comber  
BT23 5LG

Offers Around  
£159,950

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## SUMMARY

A well presented semi detached property, perfect for the first time buyer, young couple or investor, situated in this much sought after residential area and within walking distance of Comber village.

The property is fitted with oil fired central heating and uPVC double glazing, fascia and soffits and boasts bright and spacious accommodation with the ground floor comprising of a lounge, which is open plan to the dining room, fitted kitchen, three excellent sized bedrooms and bathroom, fitted with a modern white suite. Outside, the spacious driveway provides ample parking and leads to the detached garage. Easily maintained gardens are located to the front, whilst enclosed rear gardens with paved patio area provide the ideal entertaining space.

Comber boasts a wealth of local boutiques, coffee shops, restaurants, leisure facilities and excellent primary and secondary schools. Ease of access to the Comber by-pass and Comber Greenway, makes for an easy commute to Newtownards, Dundonald and Belfast.

## FEATURES

- Well Presented Semi Detached Property In This Much Sought After Area
- Bright And Spacious Lounge Open Through To The Dining Area
- Fitted Kitchen
- Three Excellent Sized Bedrooms
- Bathroom With Modern White Suite
- Spacious Driveway And Detached Garage
- Oil Fired Central Heating And uPVC Double Glazing, Fascia And Soffit
- Easily Maintained Front Gardens And Enclosed Rear Gardens With Patio Area
- Within Walking Distance To Comber Town Square, Public Transport And Local Primary And Secondary Schools
- Convenient Commuting Distance To Newtownards, Dundonald And Belfast

## **Entrance Hall**

Glazed uPVC entrance door with matching side panel; telephone connection point.

## **Lounge**

**13'11" x 13'4" (4.24m x 4.06m)**

TV aerial connection point; wood laminate floor; open through to:-

## **Dining Room**

**10'8" x 8'3" (3.25m x 2.51m)**

Wood laminate floor.

## **Kitchen**

**11'9" x 10'2" (3.58m x 3.10m)**

Good range of oak high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated Normende electric under oven with 4 ring ceramic hob; extractor hood over; space for fridge freezer; space and plumbing for washing machine; laminate worktops; tile effect laminate floor; glazed uPVC door to rear.

## **First Floor / Landing**

Access to roofspace; hotpress with lagged copper cylinder.

## **Bedroom 1**

**13'11" x 9'6" max meas (4.24m x 2.90m max meas)**

## **Bedroom 2**

**10'3" x 8'4" (3.12m x 2.54m)**

## **Bedroom 3**

**10'3" x 6'6" (3.12m x 1.98m)**

## **Bathroom**

**7'3" x 4'10" (2.21m x 1.47m)**

White suite comprising panel bath with Redring electric shower unit and wall mounted telephone shower attachment; fitted curved glass shower screen; pedestal wash hand basin; close coupled wc; part tiled walls.

## **Outside**

Spacious driveway leading to:

## **Detached Garage**

**16'9 x 9'8 (5.11m x 2.95m)**

Up and over door; side access; light and power points; oil fired boiler.

## **Gardens**

Front gardens laid out in decorative pebbles; enclosed rear gardens laid out in lawn; paved patio area; water tap.

## **Note:**

This property is owned by a member of Tim Martin & Company staff.

## **Tenure**

## **Capital Rateable Value**

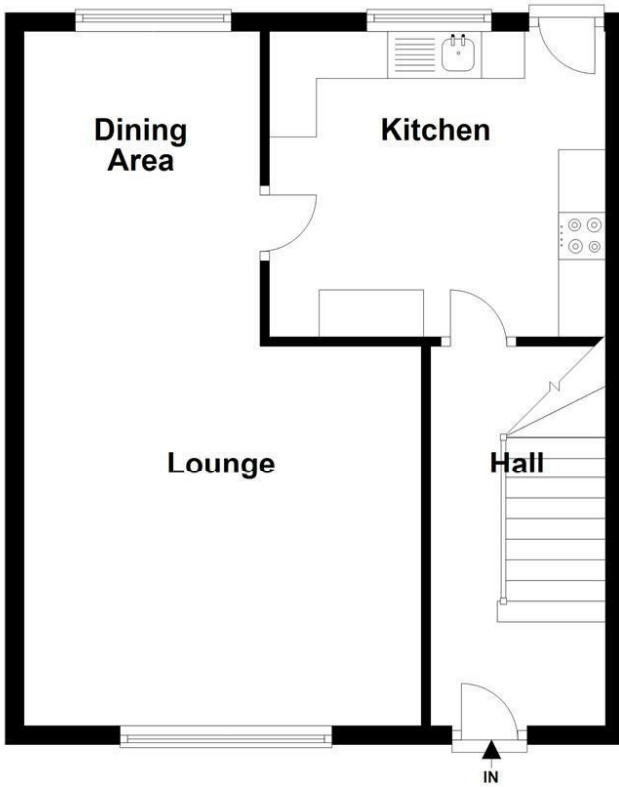
£100,000. Rates Payable = £913.70 per annum (approx)



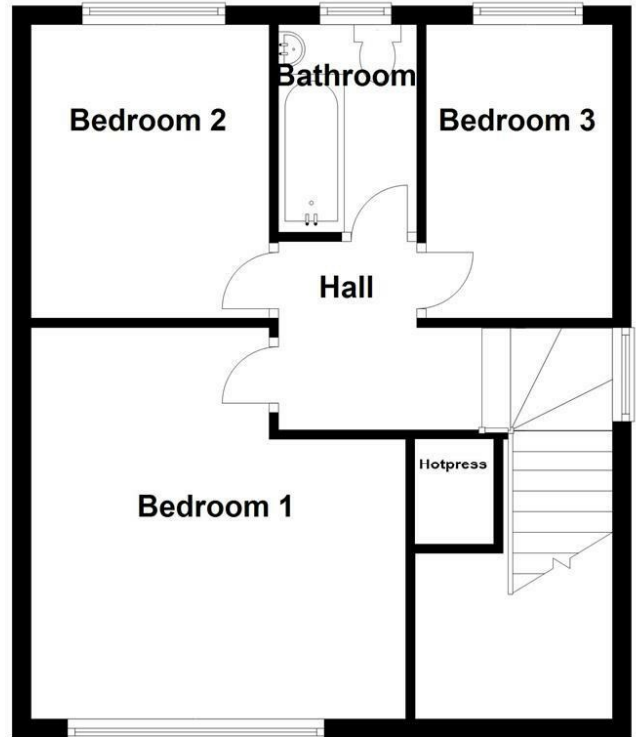




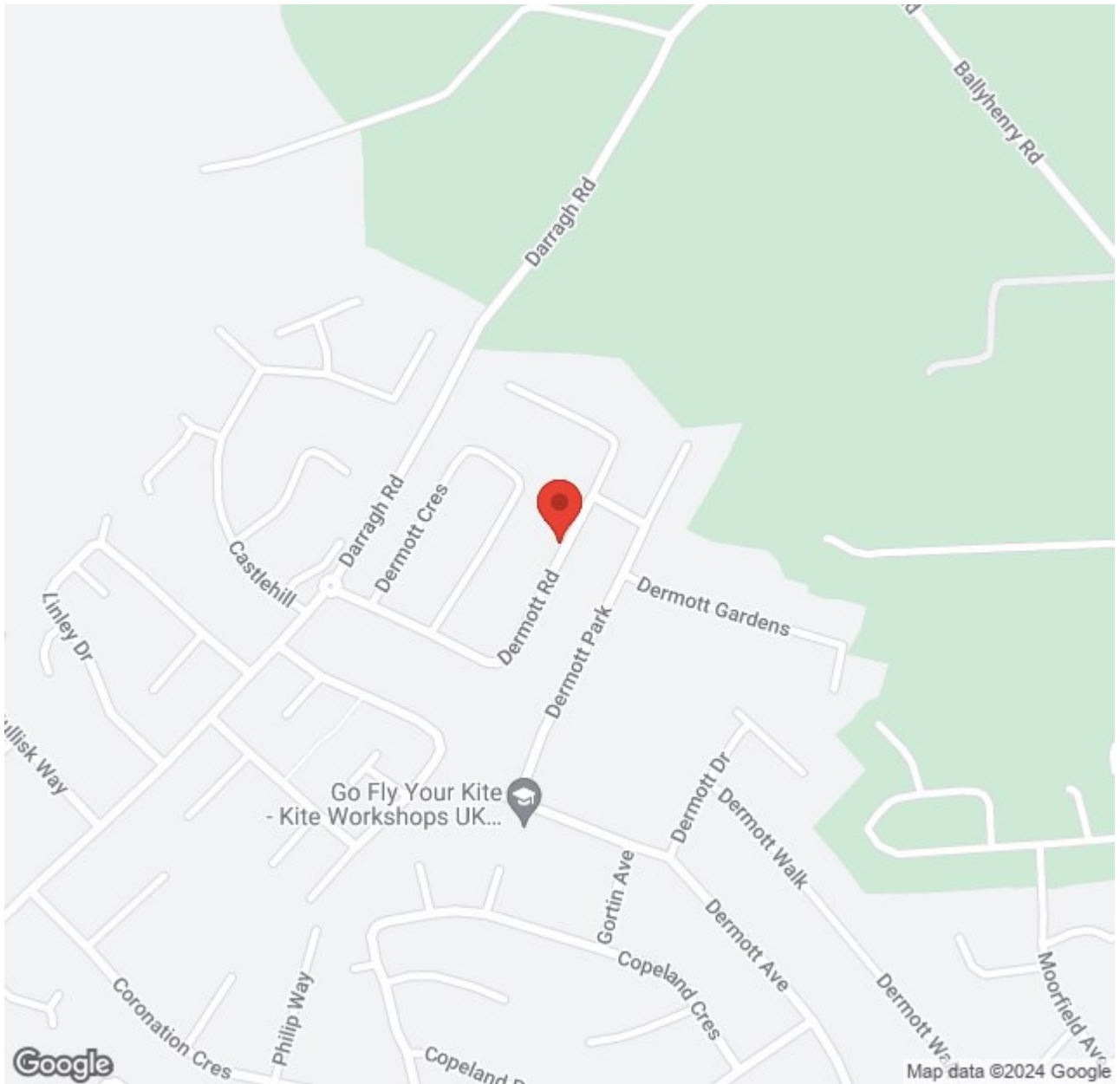
### Ground Floor



### First Floor



This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			70

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