

simon**BRIEN**
RESIDENTIAL

7 Dalton Crescent,
Comber, BT23 5HE



Offers Around £175,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well presented red brick semi-detached villa
- Located within the popular Dalton development
- Accessed via the Glen Road, a convenient locale for walking to Comber Square
- Enclosed entrance porch leading to entrance hall
- Lounge with red brick fireplace, open fire, and laminate floor
- Modern White kitchen with high and low level units, and breakfast bar
- Dining room with countryside views to rear
- Three good sized bedrooms
- Deluxe bathroom comprising White suite
- Detached matching garage
- Tarmac driveway with ample off road parking
- Low maintenance gardens to front and rear
- Oil fired central heating system; boiler replaced C. 2019
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards
- Cavity wall and roof space insulation

SUMMARY

An attractive red brick semi-detached property set on an easily managed site within the popular Dalton development, located just off the Glen Road.

No. 7 Dalton Crescent has been modernised and updated throughout by our client, leaving the lucky new owners nothing to do but move in. The accommodation briefly comprises, entrance porch leading to entrance hall, lounge with red brick fireplace and open fire. There is a modern kitchen with White high and low level units and breakfast bar, which is partly open to the dining room, both with countryside views to the rear of the property. On the first floor there are three great sized bedrooms, and a deluxe bathroom comprising modern white suite.

Externally, the property has an enclosed gravel patio to the front with garden wall. To the rear the garden is laid out in a low maintenance paved patio area. There is a detached matching garage which has a tool store area and is approached via a tarmac driveway.

To arrange your viewing appointment, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed sliding door to Entrance Porch.

ENTRANCE PORCH:

uPVC double glazed door and matching side lights to Entrance Hall.



ENTRANCE HALL:

Polished laminate floor, telephone point, cloaks storage under stairs.



LOUNGE:

13' 7" x 11' 11" (4.14m x 3.63m)

Feature red brick fireplace, polished wooden mantel, open fire, quarry tiled hearth, polished laminate floor.



DELUXE KITCHEN:
9' 10" x 9' 5" (3m x 2.87m)

Singe drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, recess for cooker, stainless steel extractor hood, recess for fridge freezer, plumbed for washing machine, wall tiling, breakfast bar, open to Dining Room, uPVC double glazed door to rear.



DINING ROOM:
9' 10" x 8' 11" (3m x 2.72m)
Polished laminate floor, countryside views to rear.



FIRST FLOOR



BEDROOM (1):
12' 8" x 9' 8" (3.86m x 2.95m)



BEDROOM (2):
12' 10" x 8' 9" (3.91m x 2.67m)

Range of Sliderobes, countryside views to rear.



BEDROOM (3):
8' 9" x 8' 8" (2.67m x 2.64m) (L shaped)

Built in robe, polished laminate floor.



DELUXE BATHROOM:

Modern white suite comprising: Panelled bath with mixer taps, 'Triton' thermostatically controlled shower unit over, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, extractor fan.



OUTSIDE

DETACHED MATCHING GARAGE:
18' 0" x 9' 6" (5.49m x 2.9m)

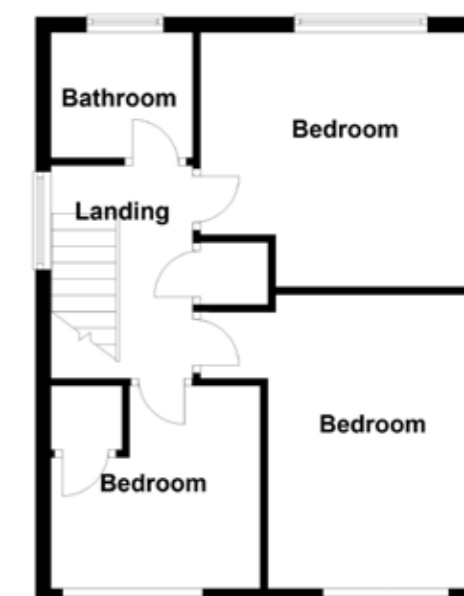
Up and over door, light and power, oil fired boiler (Worcester Bosch), side door to garden. Approached via tarmac driveway.

Gardens to front in gravel patio. Enclosed paved patio to rear, outside light, outside water tap, outside tap, hedging, access to side for oil, bins etc.



Ground Floor

First Floor



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

7 Dalton Crescent, Comber

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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

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