



OFFERS AROUND

**£175,000**

13 Dermott Park  
Newtownards  
BT23 5JQ



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**PINKERTONS**

Sales, Lettings and Property Management



# Charming 3-Bedroom Semi-Detached Home in Dermott Park, Comber

Discover your dream home in Dermott Park, Comber! This inviting 3-bedroom semi-detached property offers an exceptional blend of comfort and style, with direct access to tranquil green space at the rear - perfect for relaxation.

The home features a practical tarmac driveway and a garage, complemented by a raised rear area ideal for enjoying the sun. Outdoor living is effortless with low-maintenance artificial grass

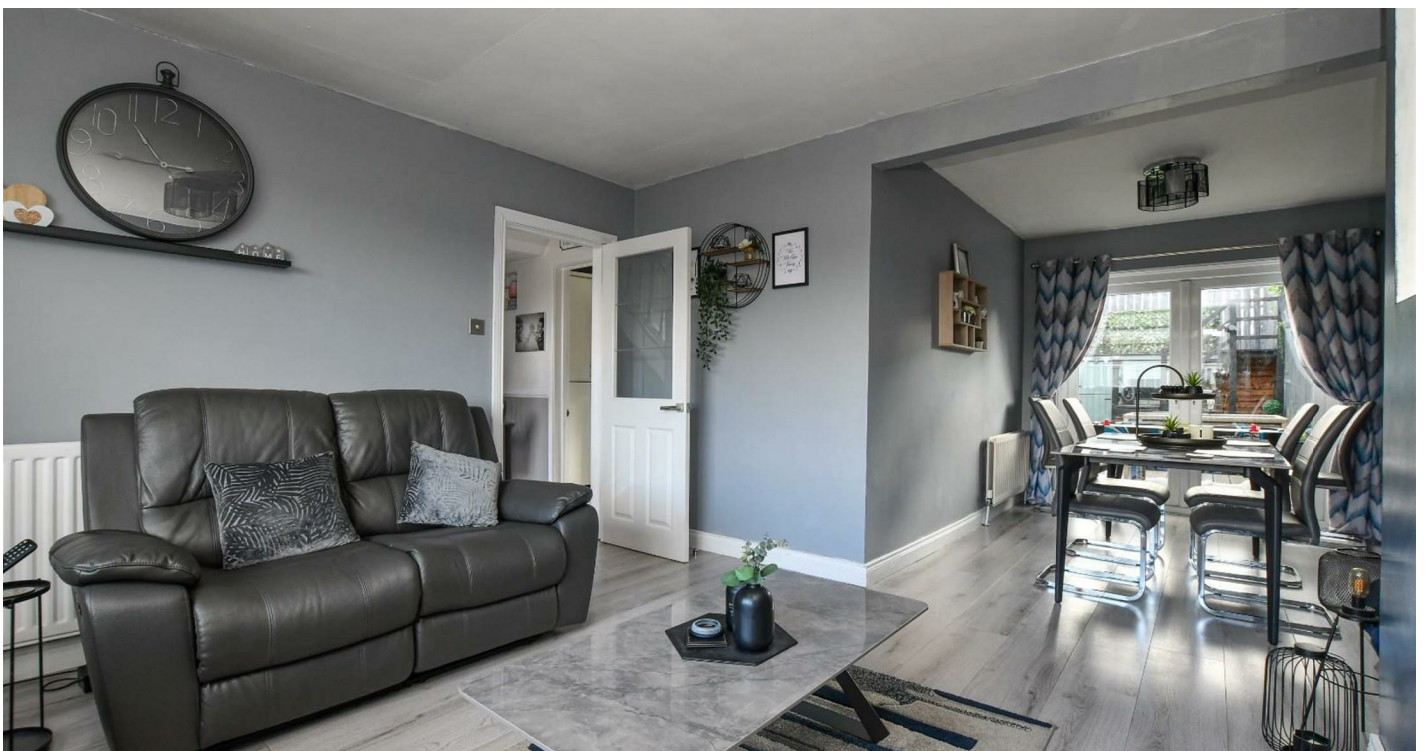
at the rear.

Inside, the spacious lounge welcomes you with a cosy wood-burning stove, seamlessly flowing into the dining area, which opens to the outdoors through elegant French doors. The modern kitchen is perfect for culinary enthusiasts.

Upstairs, three well-appointed bedrooms and a contemporary

bathroom provide comfort and convenience.

This home is a rare find, offering a serene retreat with all the modern amenities you need. Don't miss out - schedule your viewing today!



# PROPERTY FEATURES



- Contemporary Semi Detached Property In The Sought After Residential Area Of Comber
- Spacious Lounge With Feature Wood Burning Stove
- Dining Room With French Doors Leading Out To Rear Garden
- Contemporary Kitchen With Integrated Appliances
- Three Bedrooms On First Floor Level
- Modern Family Bathroom With Panelled Bath And Shower Above
- Detached Garage
- Gas Central Heating And PVC Double Glazed Windows
- Fully Enclosed Rear Garden With Feature Raised Decking Area
- Excellent Convenience To Range Of Local Amenities, Schools, Eateries And Leisure Facilities In Comber Town Centre













## THIS PROPERTY COMPRISES

### Hallway

13'1" x 6'0"

Composite front door, wood laminate floor

### Living Room

14'0" x 13'3"

Feature wood burning stove, wood laminate floor, through to dining room area.

### Dining Room

8'2" x 10'7"

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

### Kitchen

11'11" x 10'3"

Contemporary kitchen with range of high and low level units, laminate worktop, stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, integrated under counter oven, hob, stainless steel extractor fan, plumbed for washing machine, space for dishwasher, fully tiled floor, uPVC door leading to rear garden.

### First Floor Landing

10'0" x 2'9"

Carpeted, access to roofspace.

### Storage

5'7" x 2'2"

### Bedroom 1

13'9" x 9'6"

Built in robes, wood laminate floor, front view aspect.

### Bedroom 2

10'1" x 10'3"

Wood laminate floor, rear view aspect.

### Bedroom 3

6'8" x 10'3"

Wood laminate floor, rear view aspect.

### Bathroom

4'8" x 7'1"

Modern white suite comprising of panelled bath with shower above, glass screen panel, vanity unit with mixer tap, low flush WC, feature heated towel radiator, fully tiled walls, fully tiled floor, recessed spotlights, extractor fan.

### Garage

18'10" x 11'5"

Up and over door, power and light.

### Outside Front

Tarmac driveway, boundary wall and fencing, side access gate to rear of property, outside light.

### Outside Rear

Fully enclosed rear garden laid in lawn with raised decking and

storage underneath, patio area, boundary fencing, door access to garage, outside light and water tap.

### Directions

From Comber town centre, head towards Killinchy Street (A21), turn left onto Newtownards Road, then onto Dermott Avenue. Dermott Park is on the right.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

Ground rent - Understood to be £27.50 per annum

Current rates - Understood to be approximately £913.70 per annum



## FLOOR PLANS



### 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>		73	75
(55-68) <b>D</b>			
(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?

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### WILL YOU NEED A MORTGAGE?

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