

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 DARRAGH GARDENS, COMBER,
NEWTOWNARDS, BT23 5QG**

OFFERS AROUND £114,950



Situated in Darragh Gardens in Comber, this charming end-terrace house presents a wonderful opportunity for those seeking a property with great potential.

Boasting one reception room, three bedrooms, and one bathroom, this property offers ample space for comfortable living. The open plan kitchen and dining area provide a great space with plenty of room for your appliances.

Although in need of some modernisation, this property is situated in a popular residential area that is conveniently close to amenities, schools, and major routes, making it an ideal location for a variety of lifestyles.

Whether you are looking to downsize, invest, or step onto the property ladder for the first time, this home is sure to appeal to a range of buyers.

With its prime location and potential for transformation, early viewing is highly recommended to fully appreciate the possibilities this property holds. Early booking is recommended to avoid disappointment.



Key Features

- End-Terrace Property In Need Of Some Modernisation In Popular Residential Area, Close To Amenities, Schools And Arterial Routes
- Open Plan Kitchen/Dining Room With Space For Appliances
- Spacious Living Room Space
- Three Well Proportioned Bedrooms
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And Double Glazed Windows
- Fully Enclosed And Paved Rear Garden With Shed
- Early Viewing Recommended, Appealing To Downsizers, Investors And First Time Buyers Alike.



Accommodation Comprises:

Entrance Hall

Living Room

11'0" x 13'4"

Wood laminate flooring, fireplace with wooden mantle.

Kitchen

11'0" x 17'5"

Range of high and low level units, laminate work surfaces, single sink with mixer tap and drainer, 4 ring electric hob, under oven, space for fridge/freezer, washing machine, dishwasher, part panelled walls, tiled flooring, space for informal dining, door to enclosed rear yard.

Downstairs W.C

White comprising low flush wc, semi-pedestal wash hand basin with mixer tap, laminate flooring.

First Floor

Landing

Built in storage.

Bedroom 1

9'0" 11'0"

Double bedroom, built in storage.

Bedroom 2

8'10" x 10'11"

Double bedroom.

Bedroom 3

7'10" x 7'9"

Wood laminate flooring.

Bathroom

White suite comprising corner bath with mixer tap, low flush wc, pedestal wash hand basin with mixer tap, tiled walls, laminate flooring.

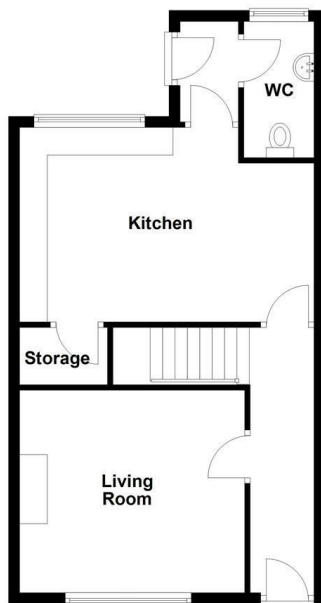
Outside

Front: Paved pathway with steps to front door, mature plants, paved driveway, area in artificial grass. Rear: Paved entertainment area, paved pathway, enclosed rear garden.

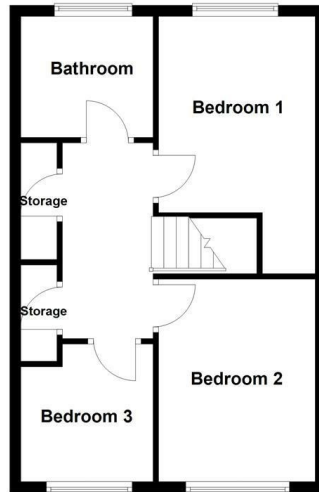




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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