

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 DERMOTT DRIVE, COMBER,
NEWTOWNARDS, BT23 5JG**

FIXED ASKING PRICE £127,950

Located in a popular residential area in Comber and close to all amenities, this three-bedroom property needs some modernisation throughout, but once work has been carried out would make a fantastic family home or rental property.

The house has an open-plan living room/dining room, spacious kitchen, three good-sized bedrooms and a family bathroom with white suite.

Externally, there is a driveway to the front with garden area and the rear is fully enclosed with access to the single garage.

We recommend early viewing for this exciting project.



Key Features

- Semi-detached property in a preferred location within this popular residential area
- Within Walking Distance To All Local Amenities
- Double Glazed Windows
- Off-street parking with access to single garage
- Open-plan living room/dining room
- Three bedrooms, two suitable as doubles
- No properties in close proximity to rear
- Potential to extend
- Modernisation required throughout
- Suitable for a variety of buyers and immediate possession available

Accommodation

Comprises:

Entrance Hall

Large storage cupboard under the stairs

Living Room

24'7" x 14'1"

Open fireplace with tiled hearth, surround and wooden mantle, open to dining area, door to kitchen.

Kitchen

11'9" x 10'5"

Range of high and low level units, laminate work surfaces, single stainless steel sink with built in drainer, space for fridge/freezer, plumbed for washing machine, vinyl flooring, door to enclosed rear garden.

First Floor

Landing

Access to roof space.

Bedroom 1

14'1" x 9'6"

Double bedroom.

Bedroom 2

10'5" x 10'2"

Double bedroom.

Bedroom 3

8'6" x 6'10"

Bathroom

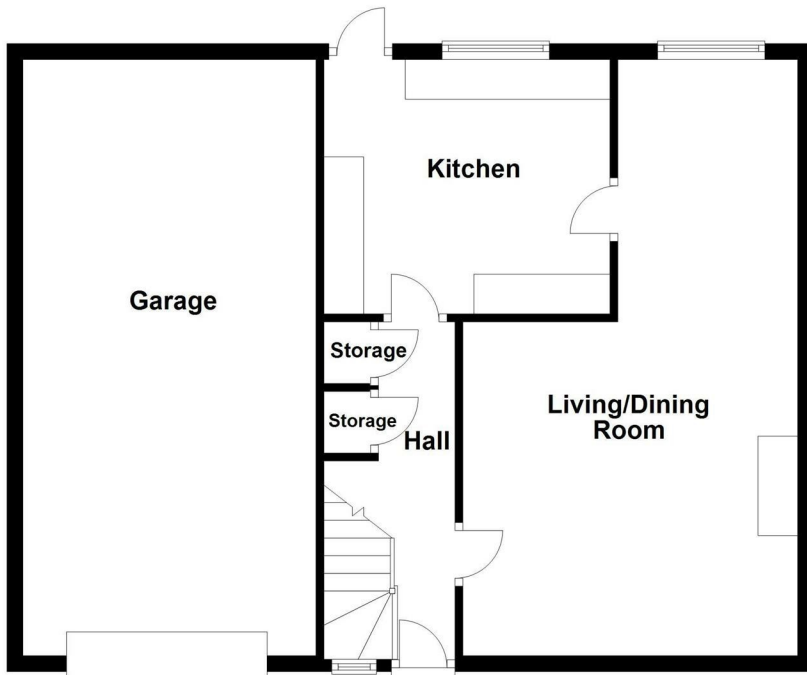
White suite comprising corner shower enclosure with 'Creda' overhead shower and glazed door, pedestal wash hand basin, low flush w/c, tiled walls.

Outside

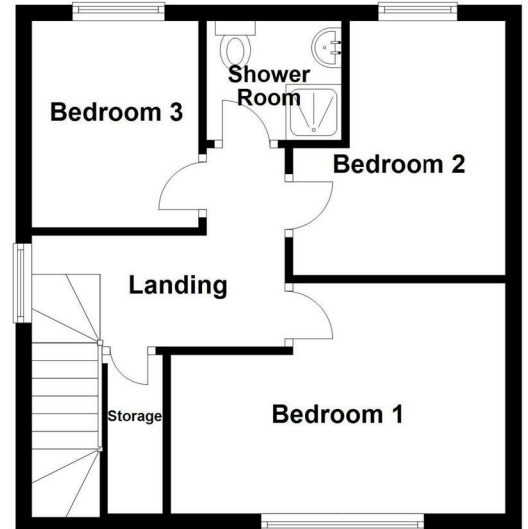
Front - Off street parking, area in lawn, access to garage.

Rear - Fully enclosed with outside tap.

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.

18 Dermott Drive, Newtownards

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		22	
(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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