

**Tim Martin**  
co.uk



**7 Darragh Gardens  
Comber  
BT23 5QG**

**Offers Around  
£160,000**

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## SUMMARY

Situated in a compact cul-de-sac and within walking distance of Comber village, local schools and public transport, this spacious semi detached property is perfect for the first time buyer, couple or investor.

In need of some modernisation, this property offers the buyer an opportunity to create a home tailored to their requirements. The ground floor accommodation comprises a lounge with multi fuel stove, kitchen with dining area and larder and WC. Upstairs there are three well proportioned bedrooms, and bathroom. The property benefits from oil fired central heating, double glazing, cavity wall insulation and upgraded loft insulation. There is copious amount of storage throughout.

Externally, the property is equally as impressive. The enclosed rear garden is easily maintained with spacious flagged patio area and well stocked flowerbeds interspersed by stoned paths, providing an ideal space for summer bar-be-ques, and children or pets to enjoy.

The property is within walking distance to Comber's host of amenities including nursery, primary and secondary schools, shops, eateries and Comber leisure centre. An excellent public transport service, and road network, allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre, as well as schools in the surrounding towns and Belfast.

## FEATURES

- Spacious Semi Detached Home in Need of Some Modernisation
- Lounge with Multi Fuel Stove
- Kitchen with Dining Area and Larder
- Three Well Proportioned Bedrooms
- Bathroom at First Floor Level and Downstairs WC
- Generous Storage Throughout the Property
- Oil Fired Central Heating, Double Glazing, Cavity Wall Insulation and Upgraded Loft Insulation
- Enclosed Rear Garden with Spacious Flagged Patio Area and Well Stocked Flowerbeds
- Within Walking Distance to Comber Amenities, Comber Nursery and Primary School and Nendrum College

### **Entrance Hall**

Glazed uPVC entrance door; built-in display and open shelving; wood laminate flooring.

### **Lounge**

**17'10 x 10'11 (5.44m x 3.33m)**

Cast iron multi fuel burning stove in tiled fireplace; slate hearth; hardwood surround; wood laminate floor; corniced ceiling.

### **Rear Hall**

Under stairs storage cupboard; ceramic tiled floor; glazed uPVC door to rear.

### **WC**

**5'4 x 2'10 (1.63m x 0.86m)**

White suite comprising dual flush wc; semi pedestal wash hand basin; ceramic tiled floor.

### **Kitchen / Dining**

**17'10 x 11'9 (5.44m x 3.58m)**

Good range of high and low level cupboards and drawers with open display shelving; formica worktop incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; space for freestanding cooker; Zanussi stainless steel extractor unit with light; space and plumbing for washing machine and dishwasher; space for fridge / freezer; ceramic tiled floor; part tiled walls; shelved walk-in larder; wood laminate floor.

### **Stairs to First Floor / Landing**

Hotpress with hot water cylinder and shelving; storage cupboard.

### **Bedroom 1**

**11'9 x 9'11 (3.58m x 3.02m )**

Double built-in wardrobe; corniced ceiling.

### **Bathroom**

**7'6 x 6'6 (2.29m x 1.98m )**

White suite comprising panelled bath with Triton T807 electric shower and telephone shower attachment over; glass folding shower screen; pedestal wash hand basin; low flush wc; ceramic tiled floor; part tiled walls; extractor fan.

### **Bedroom 2**

**8'2 x 7'1 (2.49m x 2.16m)**

### **Bedroom 3**

**10'11 x 10'4 (3.33m x 3.15m)**

(maximum measurements)

Built-in shelved storage cupboard; access to roofspace (via slingsby type ladder).

### **Outside**

Brick pavia driveway providing ample parking to front of residence; well stocked flowerbeds with ornamental and flowering shrubs and trees.

### **Gardens**

Generous enclosed rear gardens with flagged patio and stone bordered well stocked mature flowerbeds including calla lily and ornamental and flowering shrubs, grasses and trees; granite chip pathways; Grant oil fired boiler; outside light and water tap; oil storage tank.

### **Capital Rateable Value**

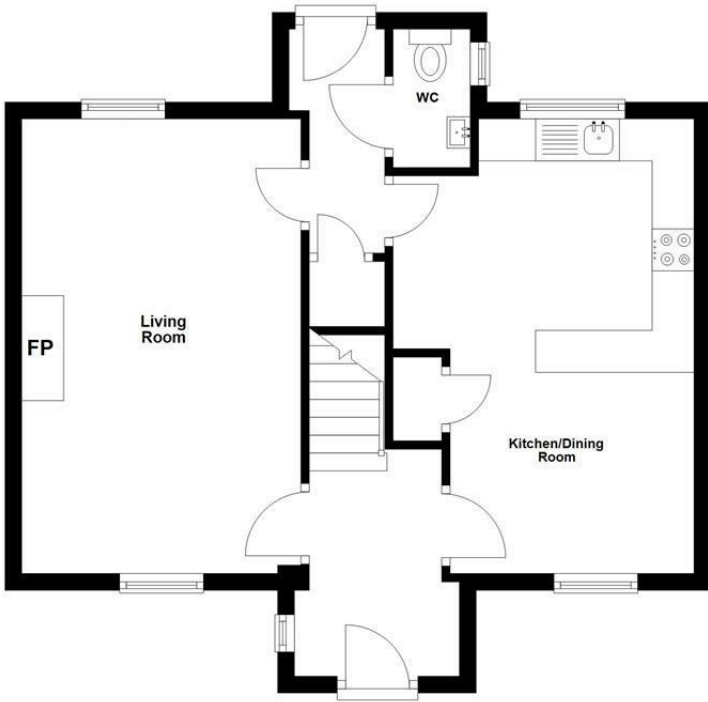
£95,000. Rates Payable = £949.00 per annum (approx)

### **Tenure**

Freehold

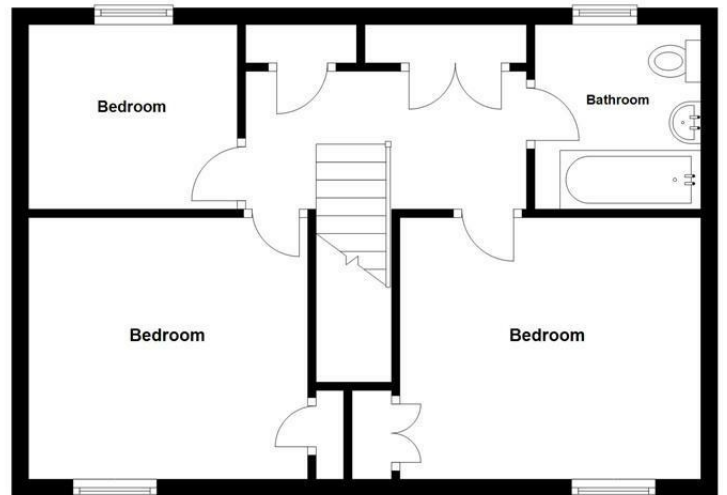
### Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 91.8 sq. metres (987.9 sq. feet)

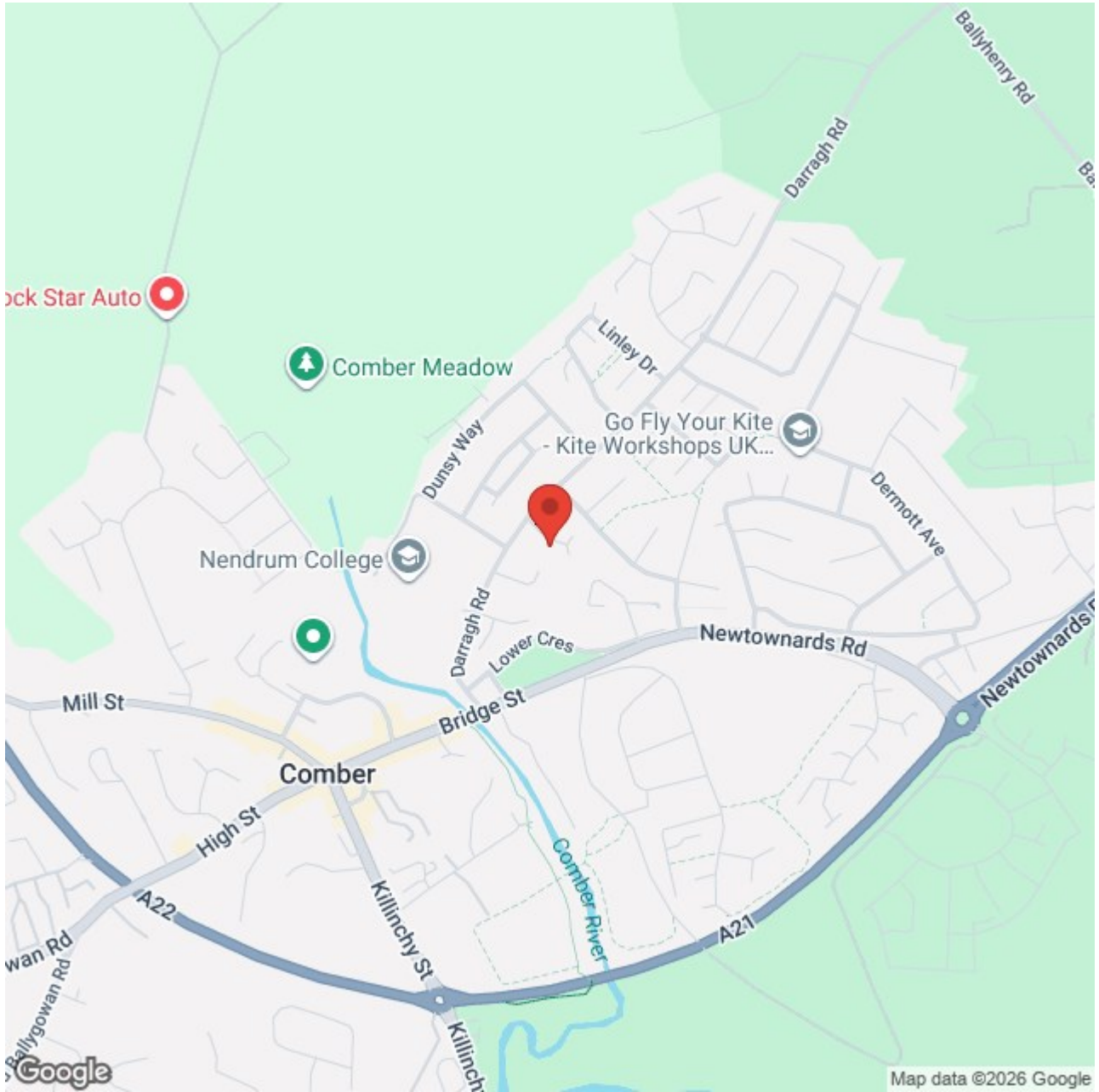
Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**7 Darragh Gardens, Comber**









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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	77

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