

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 CASTLELODGE PARK,
COMBER, NEWTOWNARDS,**

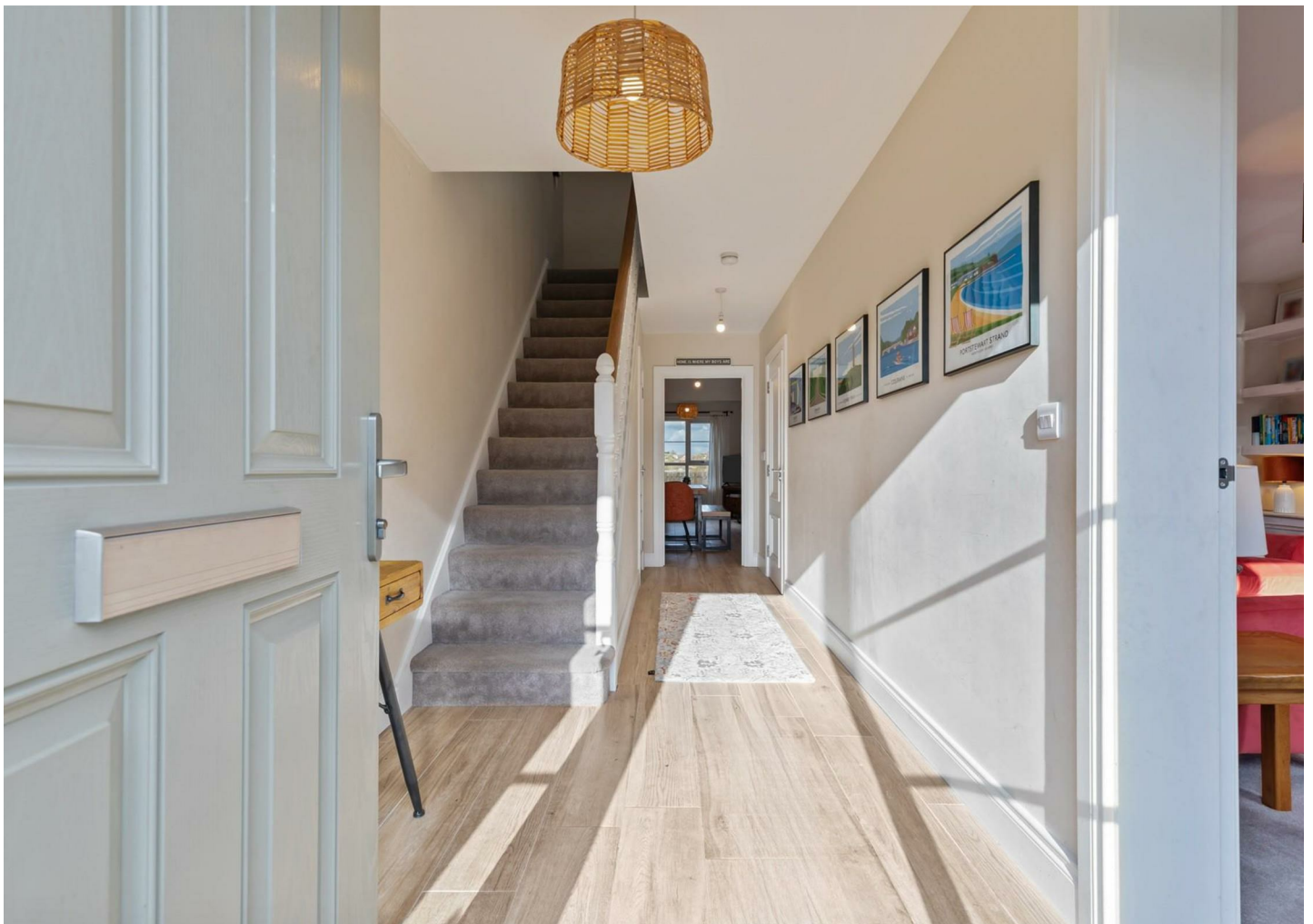
OFFERS OVER £299,950

Located within the popular development of Castlelodge Park, Comber, this beautifully presented four bedroom semi-detached home at 26 Castlelodge Park, offers modern living in a convenient and family-friendly setting. Built just two years ago, the property benefits from uPVC double glazed windows and gas fired central heating, with a high standard of finish evident throughout.

The accommodation comprises a welcoming entrance hall with wood laminate flooring and useful understair storage, leading to a bright living room featuring built-in shelving and a wall mounted electric fireplace. To the rear, the contemporary kitchen is fitted with an excellent range of high and low level units, quartz worktops and integrated appliances, with ample space for dining and open plan access to a cosy snug area with patio doors opening onto the rear garden. A separate utility room provides additional storage and access to the driveway, while a convenient ground floor WC completes the downstairs layout.

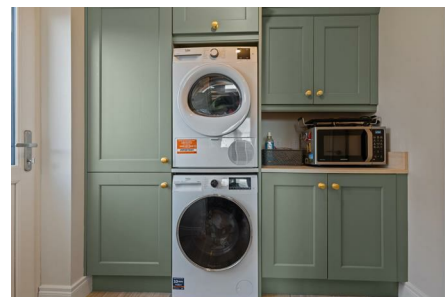
Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with ensuite shower room. The modern family bathroom is finished with a stylish white suite and quality fittings. Additional storage is available via built-in cupboards and access to the roofspace by Slingsby ladder.

Externally, the front of the property benefits from a tarmac driveway with parking and mature planting, while the enclosed rear garden is laid in lawn with a paved patio area, outside tap and lighting. The property further enjoys uninterrupted views across the surrounding countryside, including Scrabo Tower, providing a truly scenic backdrop ideal for relaxing or entertaining. This superb home is perfect for first time buyers, young families or those seeking a modern, low maintenance property in a sought-after location.



Key Features

- Recently constructed semi-detached home built only two years ago, finished to a high modern standard throughout
- Bright living room with built-in shelving and feature wall mounted electric fireplace
- Four well-proportioned bedrooms including principal bedroom with modern ensuite shower room
- uPVC double glazed windows and gas fired central heating
- Located in a popular residential development in Comber, ideal for families and commuters alike
- Contemporary kitchen with quartz worktops, integrated appliances and open plan dining/snug area with patio doors to rear
- Enclosed rear garden with paved patio, enjoying uninterrupted countryside views towards Scrabo Tower
- Separate utility room with additional storage and convenient ground floor WC



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring, understair storage.

Living Room

11'09 x 15'04

Wall mounted electric fireplace, built-in shelving.

Kitchen

18'11 x 10'11

Modern range of high and low level units, Quartz worktops with matching upstand, composite sink unit with mixer tap, built-in under oven, 4 ring electric hob, stainless steel extractor hood, integrated fridge/ freezer, integrated dishwasher, recessed spotlighting, part panelled walls, wood laminate flooring, space for dining. Open to:

Snug

9'08 x 12'04

Part panelled walls, wood laminate flooring, patio doors to rear.

Utility

5'10 x 7'10

Range of high and low level units, plumbed for washing machine, space for tumble dryer, wood laminate flooring, concealed gas boiler, access to driveway.

WC

White suite comprising low flush wc, semi pedestal wash hand basin with mixer tap, tiled splashback, tiled floor, extractor fan.

First Floor

Landing

Built-in storage, access to roofspace via Slingsby type ladder.

Bedroom 1

11'8 x 12'05

Double room.

Ensuite Shower Room

White suite comprising tiled shower cubicle with built-in shower and rainfall shower head, low flush wc, vanity unit with mixer tap and storage, tiled splashback, chrome wall mounted radiator, tiled floor, extractor fan, recessed spotlights.

Bedroom 2

8'01 x 10'02

Double room.

Bedroom 3

10'05 x 10'10

Double room.

Bedroom 4

7'09 x 8'07

Bathroom

Modern white suite comprising panelled shower bath with shower screen, part tiled walls, mixer tap and built-in shower, low flush wc, vanity unit with mixer tap and storage, tiled splashback, chrome feature radiator, extractor fan, recessed spotlights, tiled floor.

Outside

Front tarmac driveway and walkway to front door, mature plants and boundary fence. Rear garden in lawn, paved patio area, outside tap, outside light, space for shed, boundary fence.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

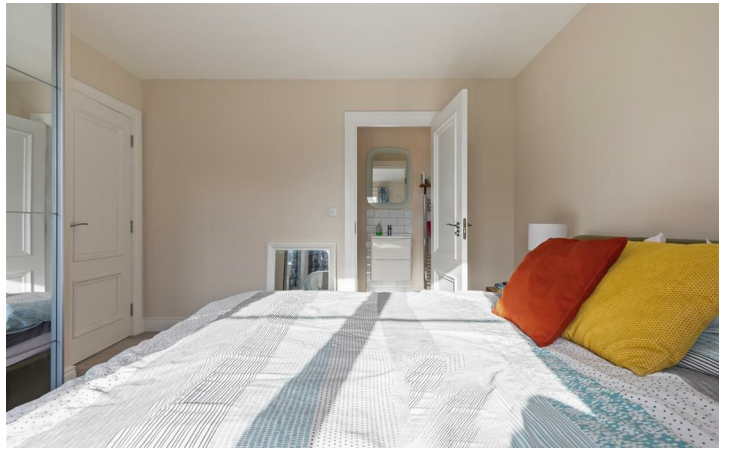
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk







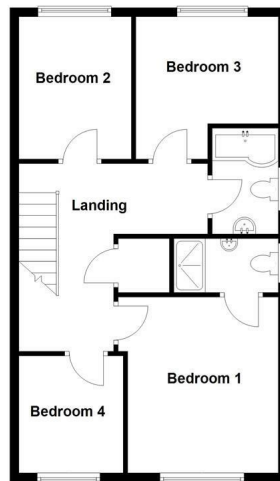




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(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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