

ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 THORNLEIGH, RINGNEILL
ROAD, COMBER,**

OFFERS AROUND £129,950



Located just off the Ringneill Road in the popular residential area of Comber, 10 Thornleigh is a three bedroom home offering bright and practical accommodation, ideal for first time buyers, downsizers or investors alike. The property benefits from uPVC double glazed windows and gas fired central heating.

The accommodation comprises a welcoming entrance hall with wood laminate flooring, leading to a spacious living room. The modern kitchen is fitted with a range of high and low level units, wood laminate worktops and integrated appliances. Additional features include recessed spotlighting, part tiled walls and wood laminate flooring. A separate utility room provides further storage, is plumbed for a washing machine with space for a tumble dryer, and offers direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, all with built-in storage, along with a modern shower room comprising a walk-in shower, vanity unit and PVC panelled walls.

Externally, the property benefits from a front garden laid in lawn with paved walkway. To the rear, a low maintenance patio area leads to a private South-West facing garden, ideal for enjoying afternoon and evening sun. This property offers a fantastic opportunity to acquire a comfortable home in a convenient and sought-after location.



Key Features

- Well-presented three bedroom end terrace property
- Bright and spacious living room with a welcoming feel
- Modern fitted kitchen with integrated appliances
- Separate utility room with additional storage and access to rear garden
- Three well-proportioned bedrooms, all with built-in storage
- Contemporary shower room with walk-in shower and fully tiled walls
- uPVC double glazed windows and gas fired central heating
- Enclosed South-West facing rear garden with patio area



Accommodation

Comprises:

Entrance Hall

Wood laminate floor.

Living Room

14'11 x 13'05

Kitchen

12'8 x 10'0"

Modern range of high and low level units, wood laminate worktops, inset ceramic sink with mixer tap, integrated appliances to include; fridge/freezer, dishwasher, space for oven, stainless steel extractor hood, wood laminate flooring, recessed spotlights and part tiled walls.

Utility

4'04 x 11'08

Range of high and low level units, wood laminate worktops, wood laminate flooring, plumbed for washing machine, space for tumble dryer and access to rear garden.

First Floor

Landing

Access to hot press.

Bedroom 1

11'02 x 11'10

Double room with built in storage.

Bedroom 2

11'06 x 9'05

Double room with built in storage.

Bedroom 3

8'09 x 8'08

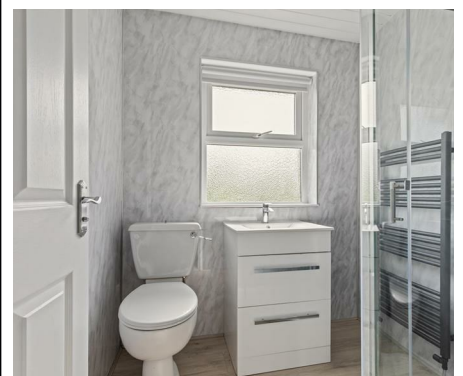
Built in storage.

Shower Room

Modern white suite comprising walk-in shower cubicle, vanity unit with mixer tap and storage, low flush wc, PVC wall panels, panelled ceiling, wall mounted towel radiator, PVC wood effect flooring.

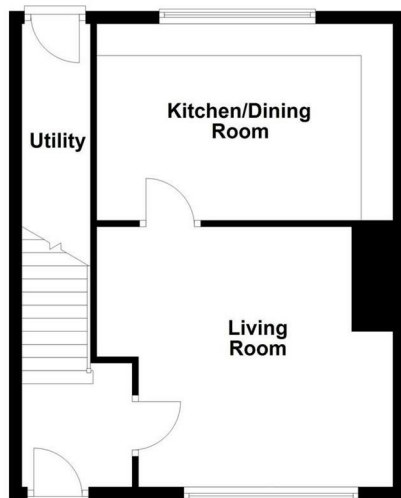
Outside

Front: Paved walkway and area in lawn.
Rear: Low maintenance patio area and South-West facing garden.

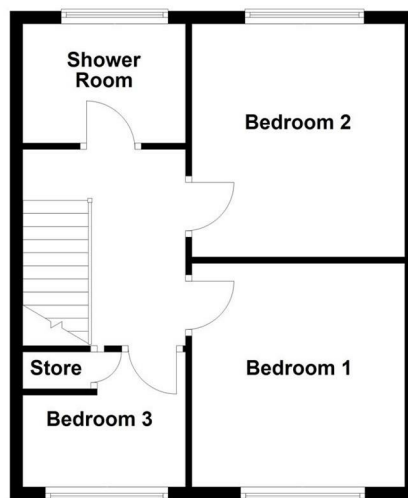




Ground Floor



First Floor



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		39	40
(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.

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.

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