



1 DERMOTT WALK

Comber, BT23 5NU

Offers Around

£325,000



DETACHED

| 4  | 1  | 2 

A beautifully presented, detached family home, ideally located in the very desirable Dermott Walk, set on a private and spacious corner site.

KEY FEATURES

Beautifully Presented Detached Family Home in the Desirable Dermott Walk in Comber

Private and Spacious Corner Site

Family Lounge with Bay Window and Multi Burning Stove

Open Plan Kitchen / Dining Space that Flows into a Bright Sunroom

Ground Floor Family Bathroom

Four Well Proportioned Bedrooms - Master Situated on the Ground Floor

Convenient Up stair WC

Gas Fired Central Heating / uPVC Double Glazing Throughout

Detached Garage with Utility Area

Large Shed Providing Additional Storage Options
Large Front Lawn with Spacious Tarmac Driveway

Fully Enclosed Rear Garden laid in Lawn with Paved patio Area Ideal for Young Children and Pets Alike

Close to Many Local Amenities and Local Attractions

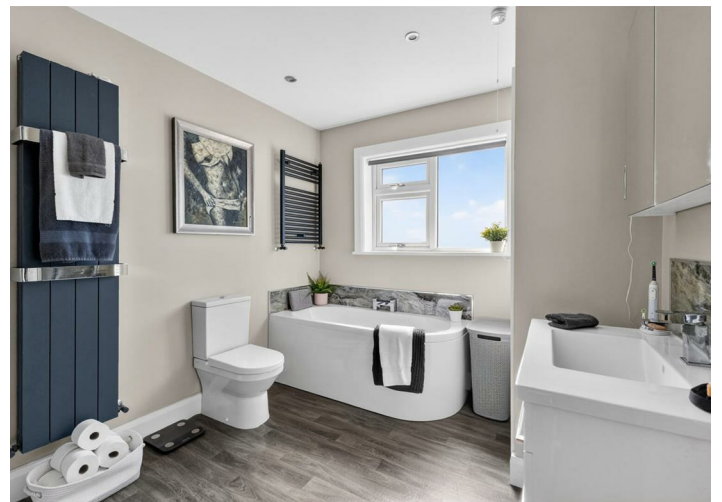
Excellent Road and Transport Links to Belfast and Surrounding Towns

Early Viewing is Highly Recommended



ROOM DETAILS

GROUND FLOOR	<i>Principal Bedroom</i> 11'7" x 14'3"	<i>Bedroom Four</i> 8'1" x 10'9"
<i>Entrance Hall</i> 13'4" x 19'9"	<i>Family Bathroom</i> 11'8" x 8'4"	<i>Upstairs WC</i>
<i>Family Lounge</i> 13'4" x 11'7"	FIRST FLOOR	OUTSIDE
<i>Open Plan Kitchen / Dining</i> 8'8" x 28'7"	<i>Stairs to First Floor / Landing</i>	<i>Detached Garage</i> 19'4" x 11'
<i>Sunroom</i> 17'3" x 13'3"	<i>Bedroom Two</i> 11'5" x 11'8"	
	<i>Bedroom Three</i> 11'3" x 11'2"	



DIRECTIONS

From The Square in Comber, head along Newtownards Road then take a left to stay on Newtownards Road. Take a left onto Copeland Road and continue to the right onto Dermott Avenue. Take the 1st right onto Dermott Walk and Number 1 is on the right-hand side.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all Estate Agents are required to verify the identity of purchasers involved in a property transaction.

To comply with these obligations, all purchasers will be required to complete Customer Due Diligence (AML) identity checks. These checks are carried out on our behalf by our trusted third-party provider, Thirdfort.

A charge will apply of £20 + VAT per purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

