



49 DERMOTT ROAD

Comber, BT23 5LG

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*Offers Around*  
**£190,000**



SEMI-DETACHED | 3 | 1 | 1

This attractive semi-detached home is ideally located in the popular Dermott area of Comber and has been recently refurbished throughout, offering an opportunity for a buyer seeking a home ready to move straight into.

## KEY FEATURES

- Semi- Detached Home in Dermott in Comber
- Welcoming Family Lounge with feature Open Fire
- Dining Space with Patio Doors to Rear Garden
- Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Family Shower Room
- Tarmac Driveway
- Attached garage with Separate Utility Space
- Garden Room – Currently Utilised as a Bar
- Fully Enclosed Low Maintenance Gardens
- Oil Fired central Heating
- Early Viewing Highly Recommended!
- Perfect for 1st Time Buyers, Downsizers and Investors



## ROOM DETAILS

**GROUND FLOOR** *Bedroom One*  
9'6" x 13'10"

*Entrance Hall*  
13'3" x 6'1"

*Living/Dining*  
24'0" x 13'10"

*Kitchen*  
10'5" x 11'10"

**FIRST FLOOR** *Bedroom Two*  
10'5" x 8'1"

*Bedroom Three*  
10'5" x 6'8"

*Shower Room*  
7'3" x 4'10"

**OUTSIDE**

*Stairs to First Floor*  
*Landing*  
21'2" x 7'9"

*Utility*  
8'11" x 7'9"

*Garden Room*  
17'9" x 9'11"



## DIRECTIONS

From The Square, head along Bridge Street and take a left onto Darragh Road. From there take a right onto Dermott Road and follow the road round where number 49 is located 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



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		
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](mailto:property@johnminnis.co.uk)

[JOHNMINNIS.CO.UK](http://JOHNMINNIS.CO.UK)

