

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**128 COMBER ROAD, BELFAST, BT16 2BP**

**OFFERS AROUND £239,950**

Nestled on Comber Road in the popular area of Dundonald, this attractive detached bungalow presents an excellent opportunity for those seeking a comfortable home. The property boasts three bedrooms, making it ideal for families or those wishing to downsize.

Entering through a bright hallway the property offers three bedrooms, one with built in wardrobes and spacious living room with wooden flooring and adjacent to this, a separate dining area. and leads to the attractive white fitted kitchen, which is equipped with a built-in oven and hob, part tiled walls and fully tiled floor.

For added convenience, the property features a utility area that provides access to an integral garage, ensuring ample storage and practicality. Outside, the well maintained gardens offer a lovely outdoor space and benefits from a private patio area.

A good sized driveway for three vehicles plus a large attached garage is ideal for off street parking. Located in a popular area, this bungalow is close to local amenities and transport links, making it an ideal choice for a wide range of purchasers looking to purchase in this convenient area and a must see for prospective buyers.



## Key Features

- Attractive Detached Bungalow Close To Shops And Transport
- Large Living Room With Wooden Flooring And Seperate Dining Room
- Gas Central Heating And PVC Double Glazing
- Close To Great Local Amenities And Transport
- Three Bedrooms, Two With Built in Wardrobes
- White Fitted Kitchen With Utility Area Off And Access To An Integral Garage
- Well Cared For Gardens To Side And Private Patio Area To Rear
- Ideal For A Wide Range Of Purchasers



### Accommodation Comprises

#### Reception Hall

Solid strip wood flooring.

#### Bedroom 1

10'6 x 10'4

#### Bedroom 2

10'6 x 10'5

Built-in mirrored wardrobe.

#### Bedroom 3

10'5 x 10'0

Solid strip wood flooring, range of built in mirrored robes.

#### Living Room

15'3 x 14'8

Feature brick fireplace with matching TV display plinth, solid strip wood flooring.

#### Bathroom

Panelled bath, low flush WC, pedestal wash hand basin, corner shower, partly tiled walls.

#### Dining Room

14'3 x 10'3

Built in cupboard, solid strip wood flooring.

#### Kitchen

10'6 x 10'9

Excellent range of high and low level units, 1 1/2 drainer stainless steel sink unit, gas double oven and gas hob, plumbed for washing machine or dishwasher, part tiled walls, laminate flooring.

### Rear Porch/Utility

Cupboards, plumbed for washing machine, access to garage.

### Garage

24'4 x 10'3

Electric roller shutter, gas boiler, light and power.

### Outside

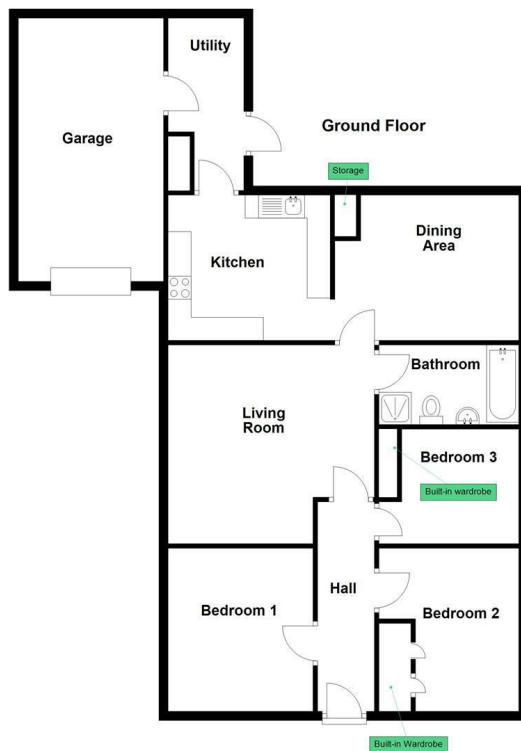
Patio to rear, driveway and lawn to side.











| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>Northern Ireland</b>                     | 58      | 68                      |
|                                             |         | 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 9047 1515.

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.

ULSTERPROPERTYSALES.CO.UK

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