

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**126 COMBER ROAD, BELFAST, BT16 2AG**

**OFFERS AROUND £234,950**

This well-presented semi-detached property offers spacious and versatile accommodation in a convenient location.

On entering, the entrance hall features attractive laminate strip wood flooring and leads to a comfortable living room with a bay window and decorative fireplace, creating a bright and welcoming space. The separate dining room, also with laminate flooring and a feature fireplace, opens to the kitchen with with a range of high and low level units, includes plumbing for a dishwasher, space for a range cooker, part tiled walls and fully tiled flooring, offering a practical and functional layout.

To the first floor, there are three bedrooms, all benefiting from built-in storage or shelving, providing excellent use of space. The landing area also offers additional built-in storage and plumbing for a washing machine. The family bathroom is fitted with a white suite comprising a panelled bath, low flush WC, pedestal wash hand basin and separate shower cubicle, complemented by part tiled walls and recessed spotlighting.

Externally, the property offers driveway to the front, car charging port, attached garage and an attractive rear garden featuring a moss lawn and a pebbled patio area. Ideally located, this home is well suited to a range of purchasers, early viewing comes highly recommended!



## Key Features

- Well-Presented Semi-Detached Property In A Convenient Location
- Bright Living Room With Bay Window And Decorative Fireplace
- Fitted Kitchen With Part-Tiled Walls And Fully Tiled Flooring
- Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Entrance Hall With Attractive Laminate Strip Wood Flooring
- Separate Dining Room Open To Modern Kitchen, And Door To Rear
- Three Bedrooms With Built-In Storage Or Shelving
- Driveway, Attached Garage And Rear Garden With Moss Lawn



### Accommodation Comprises

#### Entrance Hall

Laminated strip wood flooring.

#### Living Room

14'3 x 11'0

(into bay) Laminated strip wood flooring. Fireplace (not in use)

#### Dining Room

16'4 x 11'2

Laminated strip wood flooring. Fireplace (not in use). Open to:

#### Kitchen

10'9 x 6'8

Range of high and low level units, plumbing for dishwasher, cooker space for range cooker, part tiled walls, fully tiled flooring.

#### First Floor

##### Bedroom 1

12'0 x 9'5

Built-in shelving.

##### Bedroom 2

11'3 x 8'6

Built-in storage/shelving.

##### Bedroom 3

7'2 x 6'3

Range of built-in wardrobes.

#### Landing Area

Plumbing for washing machine, built-in storage.

#### Bathroom

White suite comprising panelled bath, low flush WC, shower cubicle with Mira electric shower and overhead fitting, part tiled walls, recessed spotlighting, pedestal wash hand basin.

#### Outside

Driveway to front with pebbled garden and car charging point. Attractive garden to rear with feature "moss" lawn. Pebbled patio area.

#### Garage



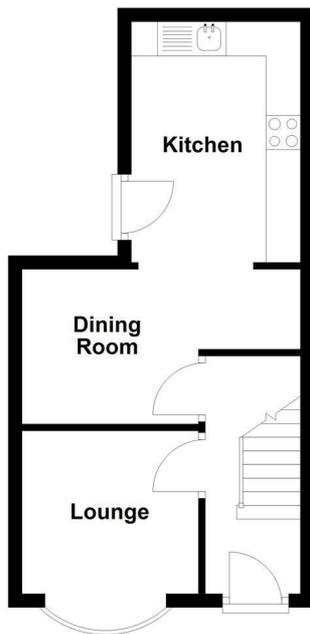




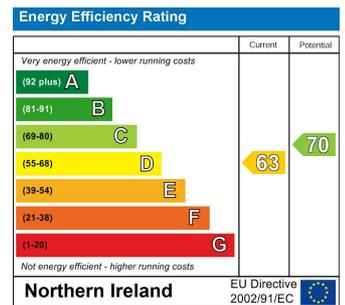
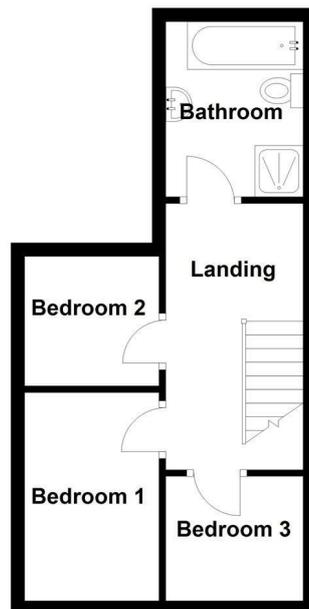




Ground Floor



First Floor



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.

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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