

36 Dermott Park Newtownards, BT23 5JQ

Offers over £185,000



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Well Presented Semi Detached Home In Popular Residential Location

Located in the sought-after residential area of Comber, 36 Dermott Park offers a superb opportunity for first-time buyers, growing families, or investors. This well-maintained semi-detached home combines spacious living with modern comforts in a convenient and family-friendly location.

The property features a bright and welcoming lounge that flows seamlessly into the dining area, enhanced by patio doors that open onto the fully enclosed rear garden—perfect for entertaining or relaxing outdoors. The modern cream fitted kitchen comes equipped with a range of integrated appliances, ideal for

contemporary living.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with a stylish sliding built-in robe. The family bathroom is finished to a high standard with a panelled bath and overhead electric shower, offering a fresh and modern feel.

Externally, the rear garden is laid in lawn with a paved patio area, providing an excellent outdoor space for children or summer gatherings. The converted garden shed is insulated with electricity and a Wi-Fi

booster so could be used as a home office. A private driveway to the side of the property adds to the convenience.

Additional benefits include oil-fired central heating, uPVC double glazing throughout, and a location just minutes from the amenities, schools, eateries, and leisure facilities of Comber town centre.

This is an excellent opportunity to acquire a well-presented home in a desirable area—early viewing is highly recommended.





PROPERTY FEATURES

- Well Presented Semi Detached Home In Popular Residential Area
- Three Bedrooms On First Floor, Master With Sliding Built In Robe
- Driveway To Side Of Property
- Ideal For First-Time Buyers, Families Or Investors
- Spacious Lounge Leading Through To Dining Room With Patio Doors Accessing Rear Garden
- Contemporary Family Bathroom With Panelled Bath And Shower Above
- Oil Fired Central Heating And uPVC Double Glazed
- Modern Cream Fitted Kitchen With Range Of Integrated Appliances.
- Fully Enclosed Rear Garden Laid In Lawn With Patio Area And Converted Insulated Shed With Electricity And Wi-Fi Booster
- Close To Range Of Local Amenities, Schools, Eateries And Leisure Facilities In Comber Town Centre







PROPERTY MEASUREMENTS

Hallway	13'2" x 6'2"
Storage	6'2" x 2'11"
Living Room	13'11" x 13'2"
Dining Room	10'5" x 8'2"
Kitchen	11'10" x 10'2"
Landing	10'0" x 2'10"
Bedroom 1	13'9" x 9'8"
Bedroom 2	10'5" x 10'1"
Bedroom 3	10'5" x 6'8"
Bathroom	7'3" x 4'9"
Shed	9'3" x 7'3" & 9'3" x 3'8"

Directions

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold
 Ground rent - Understood to be £27.50 per annum
 Current rates - Understood To be Approximately £929 Per Annum

Energy Efficiency Rating

The rating for this property is:

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

* For your information: The UK average rating is 'E50'.

WHAT3WORDS: ///lion.moon.newsstand

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