

21 Dermott Drive  
Comber, BT23 5JG

*Offers around £175,000*



**VICTORIA**  
**PINKERTON**

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# Chain Free Semi Detached Home In The Sought After Dermott Development

Located within the highly sought-after Dermott Development, this attractive semi detached property offers comfortable and practical living in a convenient residential setting close to Comber town centre.

The accommodation comprises a well-proportioned living and dining area featuring a charming fireplace, providing a welcoming focal point to the room. The fitted kitchen offers good storage and workspace, with direct access to the rear garden, ideal for family living and

entertaining.

Upstairs, there are three bedrooms, all located on the first floor, along with a family bathroom featuring a panelled bath and telephone shower head above.

Externally, the property benefits from a tarmac driveway offering off-street parking and side access to the rear garden, which is laid in lawn with attractive border planting, creating a pleasant outdoor space.

Further features include gas fired central heating, uPVC double glazing, and the advantage of being chain free.

Situated close to a range of local amenities, schools, eateries, and leisure facilities within Comber town centre, this property is perfectly suited to first-time buyers, young families, or those seeking a well-located home in a popular residential area.





## PROPERTY FEATURES

- Semi Detached Property Located In The Popular Dermott Development
- Well Proportioned Living/Dining Area With Feature Fireplace
- Fitted Kitchen With Access To Rear Garden
- Three Bedroom On First Floor Level
- First Floor Bathroom With Panelled Bath And Telephone Shower Head Above
- Tarmac Driveway And Side Access To Rear
- Rear Garden Laid In Lawn With Border Planting
- Gas Fired Central Heating And uPVC Double Glazing
- Chain Free Property
- Close To Range Of Local Amenities, Schools, Eateries And Leisure Facilities In Comber Town Centre







WHAT3WORDS: ///adding.perfumed.guilty

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**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

# PROPERTY MEASUREMENTS

|             |              |
|-------------|--------------|
| Hallway     | 13'7 x 6'2   |
| Living Room | 24'1 x 13'11 |
| Kitchen     | 12'1 x 10'5  |
| Storage     | 2'2 x 1'10   |
| Bedroom 1   | 13'10 x 9'5  |
| Storage     | 2'2 x 1'10   |
| Bedroom 2   | 10'3 x 10'5  |
| Bedroom 3   | 10'5 x 6'8   |
| Bathroom    | 7'5 x 5'     |
| Landing     | 10' x 5'10   |
| Storage     | 2'5 x 2'2    |

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold  
Ground Rent - Understood To Be £30  
Per Annum  
Rates - Understood To Be £929 Per  
Annum

Directions  
Located off the Newtownards Road.

## Energy Efficiency Rating

The rating for this property is:

| 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>                     |         | EU Directive 2002/91/EC |

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



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