



21 ARDNAVALLEY PARK

Comber, BT23 5SH

Offers around **£285,000**



SEMI-DETACHED | 3  | 2  | 1 

This exceptionally well presented semi detached property is situated within the highly desirable development of Ardnalvalley in Comber. This development is within walking distance to Comber Town Centre.

KEY FEATURES

- Exceptionally Well Presented Semi-Detached Property Offering Bright and Spacious Accommodation Throughout
- Family Lounge with Bay Window and Feature Multi Burning Stove
- Modern Fully Fitted Kitchen Open Plan to Dining / Living Space that Opens up onto the Fully Enclosed Well Maintained Garden
- Downstairs WC and Separate Utility Room
- Three Well Proportioned Bedrooms Master Benefitting a Modern Three Piece Ensuite Shower Room
- Additional Luxury Family Bathroom
- Tarmac Driveway Providing Ample Off Street Car Parking
- Fully Enclosed Garden with Lawn and Paved Patio Areas, Flowerbeds with Mature Planting, Ideal for Entertaining, Young Children and Pets Alike
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Only a Short Drive from Strangford Lough, Numerous Coastal / Cntry Walks and Water Sports
- We Expect Demand to be High and Recommend your Earliest Possible Viewing to Fully Appreciate all this Beautiful Home has to Offer



ROOM DETAILS

Ground Floor

- Entrance Hall
- Lounge
13'3" x 10'4"
- Kitchen/Dining/Living
22'1" x 15'9"
- Utility Room
8'10" x 6'3"
- Downstairs WC

First Floor

- Landing
- Master Bedroom
15'5" x 10'4"
- En-suite Shower Room"
- Bedroom Two
10'10" x 12'2"
- Bedroom Three
10'11" x 12'2"
- Family Bathroom

Outside

- A tarmac driveway providing ample off street car parking, lawn area, paved walkway to front door, decorative stone edging, mature planting and shrubs. To the side a fully enclosed private well maintained garden with lawn, decorative brick wall, decorative stone edging, two separate paved patio areas ideal for enjoying the sun at difference stages of the day, shed, outside water tap, outside light



DIRECTIONS

From Comber Square head along Killinchy Street, continue straight at the roundabout, turn left onto Ballydrain Road, then left into Ardnalvalley Park. Continue straight and number 21 will be on the left hand side facing the green.



THE LOCAL AREA

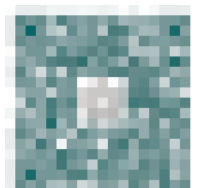
Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

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 |
| 92+ A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | 61 | 68 |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| NOT energy efficient - higher running costs | | |

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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