



## APT 2 ARDARA HOUSE

Comber BT23 5PG

---

*Offers Over*  
**£450,000**

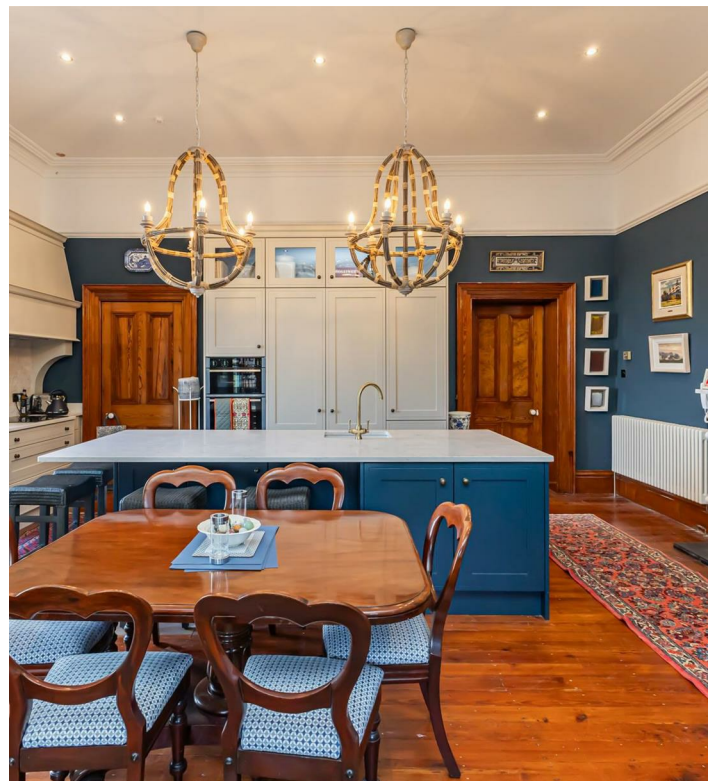


## HOUSE - TOWNHOUSE

| 3  | N/A  | 3 

Add text here

- Luxury Apartment Extending to an Impressive 2400 Sq ft Built by The Andrews Family
- Set on Delightful Well Maintained Mature Grounds Laid in Lawn with Native Trees, Raised Vegetable Beds and Approached by a Sweeping Driveway Lined by Trees
- Carport and Extensive Guest Car Parking Available
- Breathtaking Grand Entrance Hallway with Stunning Architectural Detail and Feature Carved Fireplace
- Ornate Sweeping Carved Staircase with Polished Newel Posts and Wrought Iron Spindles
- Bright Spacious Open Plan Kitchen / Living / Dining Space Providing Fabulous Dual Aspect Outlook with Views Stretching as Far as Strangford Lough
- Bespoke Fully Fitted Kitchen which includes a Wide Range of High-End Integrated Appliances and an Abundance of Space for Casual Dining or Entertaining
- Exquisite Drawing Room with Marble Carved Period Fireplace and Fabulous Outlook Through Original Sliding Sash Windows
- Gentleman's Study Fitted with Bespoke Book and Display Shelving with Fabulous Outlook Over Comber to Strangford Lough and The Ards Peninsula
- Two Luxurious Bedrooms with Built in Storage and Stunning Architectural Detail





ROOM DETAILS

Entrance	FIRST FLOOR	ROOF SPACE
RECEPTION/DINING HALL	LANDING	(23'10" x 8'10")
(6'7" x 15'0")	(8'10" x 29'9")	Outside
FIRST FLOOR RETURN	KITCHEN/LIVING/DINING SPACE	
	(16'4" x 21'9")	
WALK-IN CLOAKS/BOOT ROOM/UTILITY	DRAWING/DINING ROOM	
	(22'9" x 20'6")	
BATHROOM	STUDY/BEDROOM	
(12'6" x 5'11")	(8'10" x 6'7")	
MATCHING WC	BEDROOM (1)	
	(16'2" x 15'3")	
LOBBY	BEDROOM (2)	
	(17'3" x 15'4")	



DIRECTIONS

From the Square in Comber head up High Street onto the Ballygowan Road, Ardara house will be on the right-hand side.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK

