



JOHNMINNIS

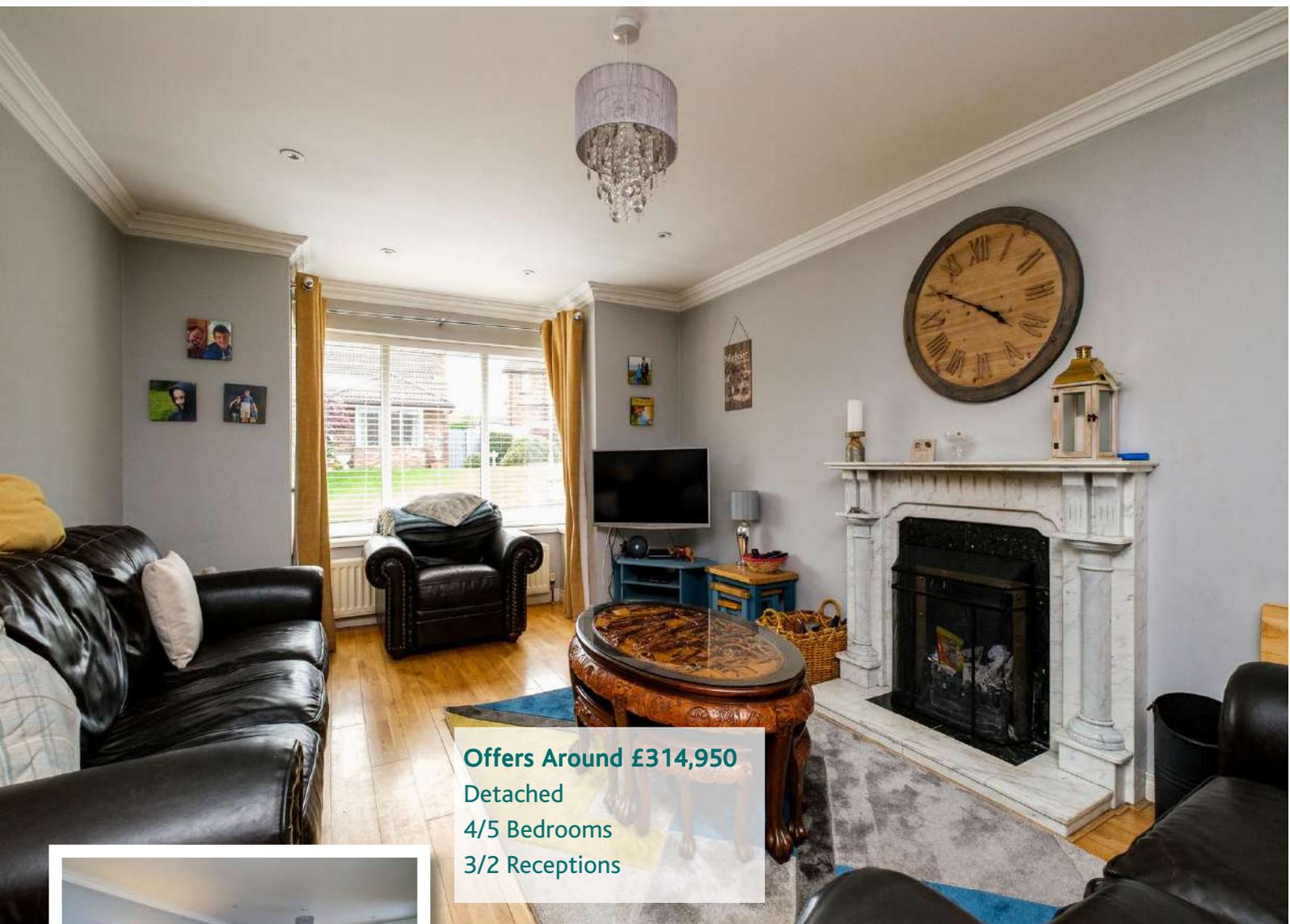
ESTATE AGENTS &
LETTING SPECIALISTS

16 Moorfield Gardens | Comber. BT23 5WF
OFFERS AROUND £314,950



Scan for Property Details
and to Arrange a Viewing

johnminnis.co.uk  



Offers Around £314,950
Detached
4/5 Bedrooms
3/2 Receptions



Property Features

- Well Presented Detached Family Home
- Four Well Proportioned Bedrooms
- Principal Bedroom with En-suite Shower Room
- Kitchen with Ample Dining & Access to rear Garden
- Bright & Spacious Lounge Open Plan to Dining with Marble Feature Fireplace
- Separate Study Room
- Utility Room
- Lower Ground Floor WC
- Family Bathroom with Freestanding Bath & Large Walk in Shower Cubicle
- Fully Enclosed Rear Gardens Laid in Lawns & Patio Areas Ideal for Outdoor Entertaining and for Children at Play
- Double Integral Garage
- Oil Fired Central Heating & Double Glazing Throughout
- Solar Panels Connected to Electricity Supply
- Walking Distance to Comber Town Centre
- Convenient to Road Networks & Public Transport Links for Commuting

Accommodation

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

Ground Floor

- Reception Hall
- Living/Dining
35'8" x 11'10"
- Sun Room
11'9" x 11'4"
- Kitchen/Dining
15'6" x 10'9"
- Utility Room
12'6" x 5'2"
- Bedroom Four
12'2" x 9'10"
- Study
12'1" x 10'9"

First Floor

- Bedroom Three
15'4" x 10'3"
- Principal Bedroom
14'2" x 12'1"
- En Suite Shower Room
- Bedroom Two
14'9" x 10'3"
- Family Bathroom

Outside

- Double Integral Garage
21'7" x 21'4"
- Front & Rear Gardens Laid in Lawns
- Driveway with Ample Parking
- Paved Patio Area



"This well presented detached family home is situated in the impressive Moorfield development, within walking distance to Comber Town Centre. The location offers excellent convenience to public transport links and the main arterial routes for commuting to Belfast, Newtownards & Bangor. Comber boasts a wide variety of local amenities, shops, restaurants, leisure facilities and local schools."



Directions

Travelling from The Square Comber on Bridge Street, continue onto the Newtownards Road. Bear left onto the Newtownards Road and take the second left onto Moorfield Avenue. Take the second right onto Moorfield Gardens, follow the road round to the right and Number 16 will be located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		51	62
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

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THE SUNDAY TIMES THE IRISH TIMES

Comber/Ards Peninsula

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