



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  



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.



Viewing

By appointment through agent.

Free Valuation

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



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Awards & Recognition



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THE SUNDAY TIMES
THE IRISH TIMES

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			

Comber/Ards Peninsula

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