



INCLUDES SITE WITH OUTLINE PLANNING PERMISSION



JOHNMINNIS

ESTATE AGENTS &
LETTING SPECIALISTS



2 Ballydrain Road | Comber, BT23 5SR
OFFERS AROUND £285,000





Property Features

- Well Presented Detached Bungalow Offering Excellent Convenience to Comber Town Centre
- Excellent Investment Property
- Outline Planning Permission Granted for Additional Dwelling (X/2012/0378/0) Providing Further Desirability to Potential Purchasers
- Well-Tended Surrounding Gardens with Mature Planting and Patio Area
- Three Well Proportioned Bedrooms
- Fully Fitted Kitchen Open to Family Dining Area
- Drawing Room with Feature Fireplace and Open Fire
- Family Room
- Conservatory
- White Suite Family Bathroom with Electric Shower Unit
- Utility Room with WC
- Calor Gas Fired Central Heating, Upvc Double Glazing Throughout
- Tarmac Driveway Providing Ample Carparking for Numerous Vehicles
- Ease of Access to Main Routes & Public Transport Links for Commuting to Belfast, Newtownards & Bangor
- Within Walking Distance to Comber Town Centre Boasting Range of Local Amenities, Local Schools, Leisure Facilities & Restaurants



Accommodation

Ground Floor

Spacious Reception Hall

Roofspace

Walk-In Cloakroom

Drawing Room
16'10" x 13'4"

Kitchen
21'2" x 10'6"

Utility Room
13'6" x 8'1"

Family Room
15'1" x 14'4"

Conservatory
10'7" x 9'10"

First Floor

Bedroom One
12'6" x 9'10"

Bedroom Two
11'5" x 8'4"

Bedroom Three
9'3" x 6'10"

Bathroom

Outside

Fully Enclosed Extensive
Gardens

Outline Planning
Permission
(X/2012/0378/0)
Granted For Additional
Dwelling

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



This property has been well cared for by its current owners boasting a bright and spacious layout. There are three well-proportioned bedrooms which are complimented by a wealth of reception space to include fully fitted kitchen open plan to dining area, drawing room with feature open fire, family room and conservatory. Further attributes include a separate utility Room with WC, white suite bathroom, calor gas fired central heating and Upvc double glazing throughout.

Externally the property is enhanced by well-tended surrounding gardens laid in lawns with mature planting and patio area ideal for outdoor entertaining and for those gardening enthusiasts.



Directions

Traveling from Comber countrybound along the Killinchy Road turn left on to the Ballydrain Road. The property will be on your 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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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		
(21 - 38)	F	34	52
(01 - 20)	G		
Not energy efficient - higher running costs			