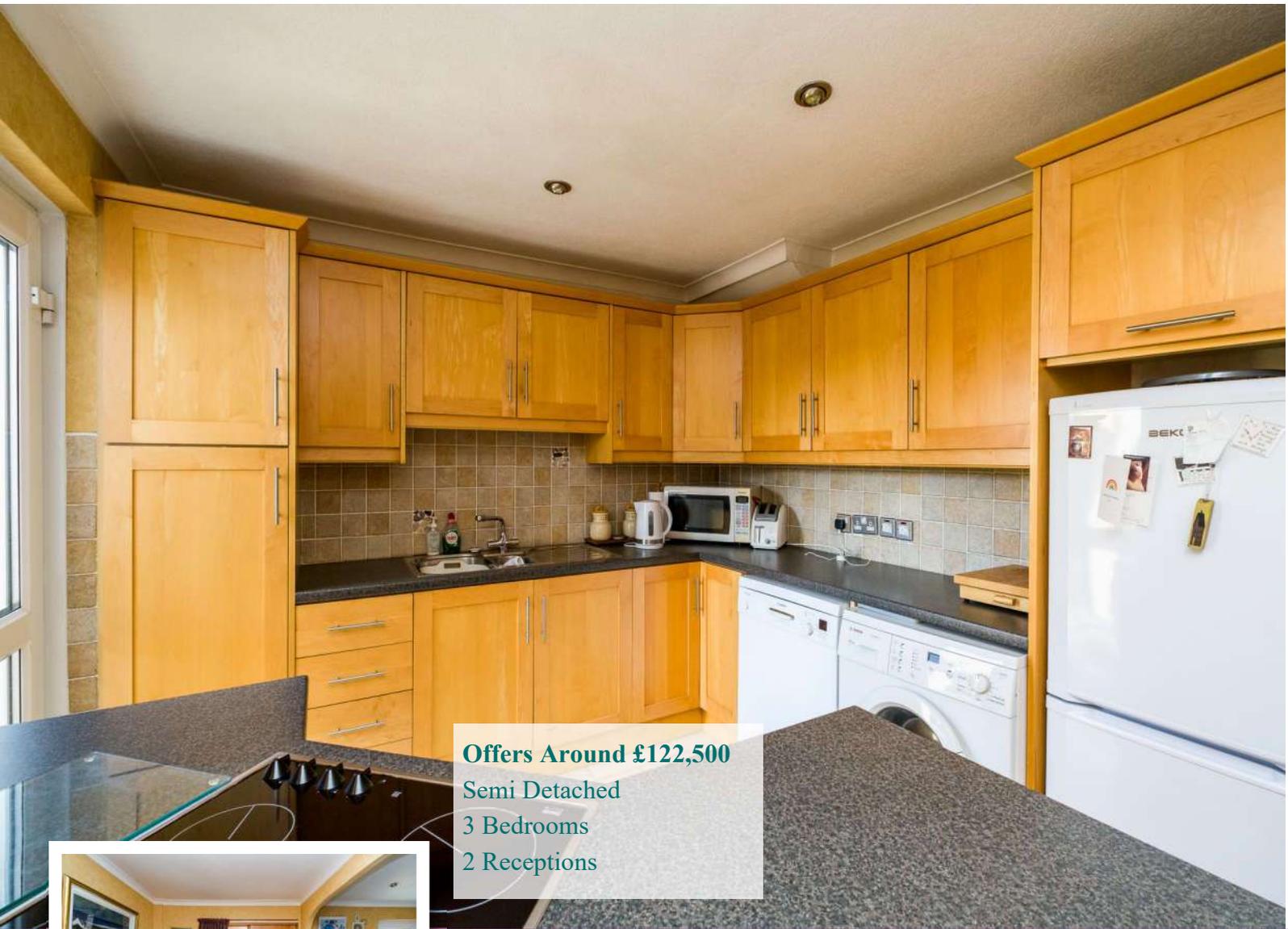




 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**29 Linley Drive | Comber. BT23 5DD**  
**OFFERS AROUND £122,500**



**Offers Around £122,500**  
Semi Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Well Presented Semi-Detached Property
- 3 Well Proportioned Bedrooms (All bedrooms benefitting from built in storage)
- Fitted Kitchen Open plan to Family/Dining Area
- Spacious Lounge with Feature Brick Fireplace
- Sunroom with Access to Rear Courtyard
- Ground Floor Shower Room
- Bedrooms 1 & 2 with Large Built in Wardrobes
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Ample Driveway for Off Street Carparking, Leading to Detached Garage
- Offering Excellent Convenience to a Range of Local Amenities in Comber Town Centre
- Close by to a Range of Highly Regarded Local Schools, Within Walking Distance of Nendrum College and Comber Primary School
- Access to Public Transport Links and Road Networks for Commuting to Belfast, Newtownards, and Bangor



# Accommodation

## Ground Floor

- Reception Hall
- Living Room  
14'7" x 13'8"
- Kitchen/Dining  
18'0 x 9'7"
- Sun Room  
9'9" x 7'10"
- Shower Room

## First Floor

- Bedroom One  
12'5" x 11'7"
- Bedroom Two  
9'8" x 9'3"
- Bedroom Three  
8'10" x 8'9"
- Bathroom

## Outside

- Detached Garage  
15'10" x 8'4"
- Driveway Parking
- Rear Enclosed Yard
- Front Courtyard

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



This deceptively spacious property provides well-proportioned accommodation, which is suited to a range of purchasers including the first time buyer and the growing family market alike. This well-presented semi-detached property is located on Linley Drive offering excellent convenience to the bustling Comber Town Centre and its varied range of local amenities, shops and leisure facilities. Comber Primary School and Nendrum College are within walking distance.



# Directions

Leaving Comber Square on Bridge Street turn into Darragh Road, follow road and take the second entrance into Linley Drive and property will be located on the left



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) <b>A</b>			
(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>		56	61
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(01 - 20) <b>G</b>			
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

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

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## Comber /Ards Peninsula

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