



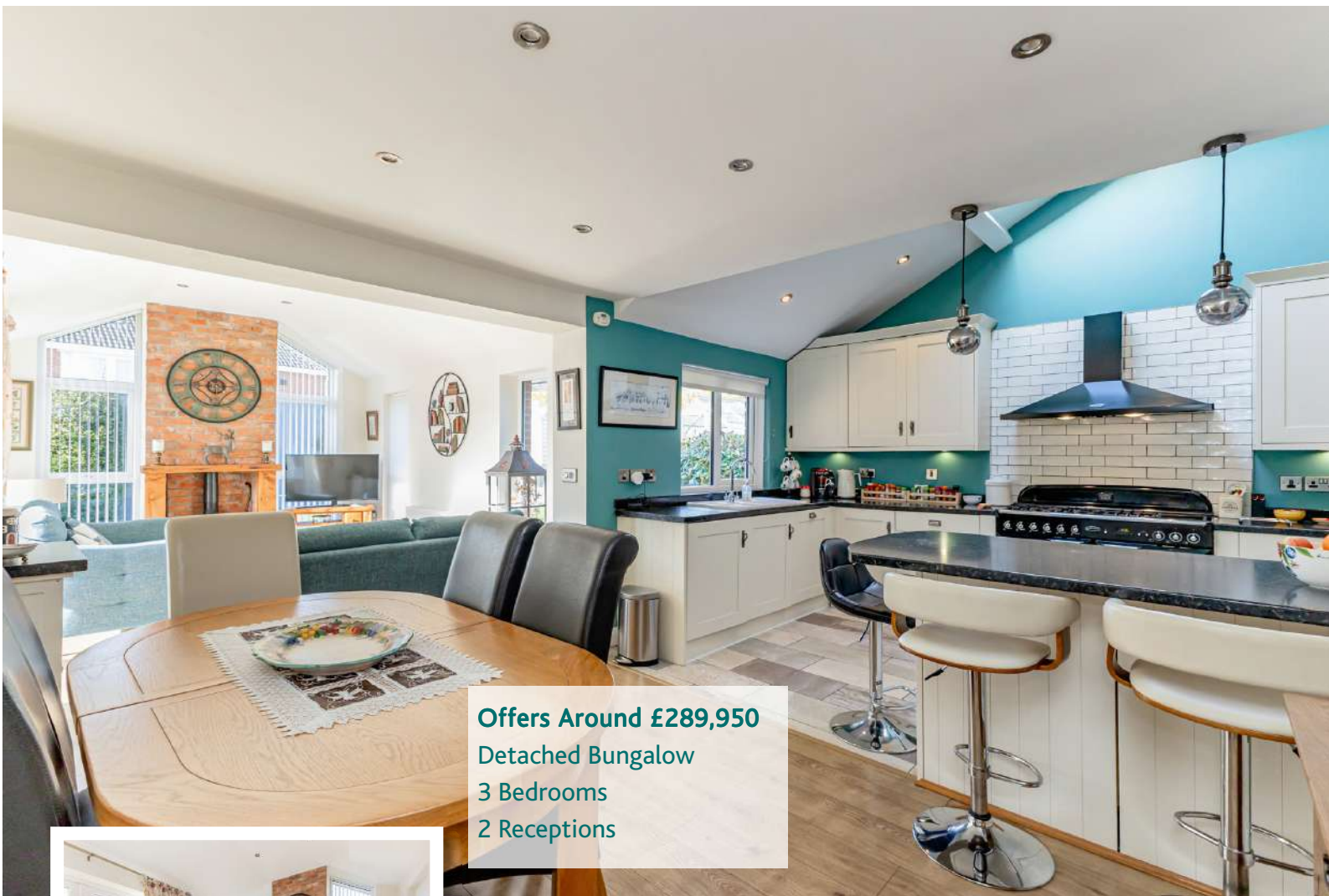
 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

4 Londonderry Rise | Comber, BT23 5EX
OFFERS AROUND £289,950

**Scan for Property Details
and to Arrange a Viewing**



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Offers Around £289,950
Detached Bungalow
3 Bedrooms
2 Receptions



Property Features

- Beautifully Presented Detached Bungalow in Private Cul De Sac Positioning
- Sought After Residential Area Within Walking Distance of Comber Town Centre
- Three Well Proportioned Bedrooms, Master with Dressing Room Leading Through to Ensuite Bathroom
- Spacious Lounge with View Overlooking Comber Town with Strangford Lough in the Horizon
- Open Plan Kitchen / Dining / Living Space with Conservatory and Feature Multi Burner Stove
- Separate Modern Suite Family Bathroom
- Delightful Site with Beautifully Finished Feature Courtyard, Patio area to Rear and Lawned Area, Rockery and Tarmac Drive with Generous Car Parking to the Front.
- Partial Garage for Additional Storage
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Access to Good Road Networks and Public Transport Links for Commuting to Belfast, Newtownards and Bangor
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Reception Porch

Spacious Reception Hall

Lounge
14'8" x 10'12"

Kitchen
20'1" x 16'10"

Dining Area
11'4" x 8'2"

Conservatory
16'2" x 10'6"

Principle Bedroom
11'4" x 16'5"

Ensuite Shower Room

Bedroom Two
10' x 12'6"

Bedroom Three
10'2" x 8'4"

Family Bathroom

Outside

Front Garden Laid in
Lawn

Extensive Enclosed
Rear Garden

Tarmac Driveway

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

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This exquisite detached bungalow occupies a spacious site in a quiet cul de sac position, set on an elevated site with a beautifully finished private enclosed rear garden. Londonderry Rise is a sought after, highly regarded residential area located just off the Glen road in Comber. The property is within walking distance to a varied range of local amenities, local schools, restaurants and leisure facilities in Comber Town Centre. Ideally located with good access to road networks and public transport links for commuting to work and schools in Belfast, Newtownards and Bangor.

The property has been beautifully developed, maintained and offers well proportioned accommodation throughout to suit the needs of a range of purchasers.

The heart of the home is undoubtedly the open plan kitchen/dining /living area providing all the attributes of modern family living. The property also comprises of a separate lounge, 3 well proportioned bedrooms, master with dressing area leading through to a modern ensuite and a separate family bathroom.

Externally, the property is set on a delightful site. To the front there is a lawned front garden with rockery and a tarmac driveway with decorative brick edge providing generous off street car parking. To the rear there is a beautiful patio area and feature courtyard that must be seen to be truly appreciated.

Further benefits include Gas Fired Central heating and recently fitted uPVC double glazing throughout.

With so many great attributes we anticipate high demand for this property so early viewing is recommended.



Directions

Heading along the Glen Road turn right onto Londonderry Avenue then take the next left onto Londonderry Park, Londonderry Rise is the 2nd right and number 4 will be on your 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 | | |
| (21 - 38) F | | |
| (01 - 20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 74 |



Viewing

By appointment through agent.

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