



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

11 Glen Park | Comber, BT23 5RQ
OFFERS AROUND £175,000

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





Offers Around £175,000
Semi-Detached
3 Bedrooms
1 Reception



Property Features

- Attractive Semi- Detached Family Home
- Bright & Spacious Accommodation Throughout
- Three Well Proportioned Bedrooms
- Spacious Lounge with Feature Fireplace
- Open Plan Kitchen to Family/Dining Room
- Attractive White Suite Family Bathroom
- Tarmac Driveway Providing Ample Off Street Parking
- Front Garden Laid in Lawns
- Enclosed Private Rear Garden with Patio and Lawn Area Ideal for Families and for Outdoor Entertaining
- Gas Fired Central Heating
- Newly Installed Double Glazing Throughout
- Within Walking Distance to Comber Town Centre Boasting a Range of Local Amenities, Shops and Restaurants
- Excellent Transport Links and Road Networks to Belfast, Bangor and Newtownards
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Spacious Reception Hall

Lounge
12'4" x 11'7"

Kitchen/Dining
10'7" x 18'7"

First Floor

Bedroom One
12'4" x 11'9"

Bedroom Two
9'3" x 11'7"

Bedroom Three

8'5" x 6'8"

Bathroom

Outside

Front Garden Laid in Lawn

Spacious Enclosed Rear Garden

Tarmac Driveway

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



This beautifully presented semi-detached property is located in Glen park, the highly sought after residential address of the Glen Road in Comber. The location provides excellent convenience to Comber Town Centre and is within walking distance to a range of local amenities, shops and restaurants. The property boasts ease of access to the main arterial routes and public transport links to Belfast, Bangor and Newtownards.

The spacious layout caters for the lifestyle of todays busy families with accommodation comprising in brief of spacious lounge, open plan kitchen to family/dining area, three well-proportioned bedrooms and a family bathroom.

Externally the property is further complimented by a tarmac drive with small lawned garden to the front and a large, easy maintained enclosed rear garden with both patio area and lawn, ideal for families or entertaining. There are two sheds one of which has power and offers the added bonus of a separate utility area / office space.

Further benefits include recently installed uPVC double glazing, additional wall insulation and Gas Fired Central Heating.

With so many great attributes this property would appeal to a range of purchasers, and we recommend your earliest possible internal inspection



Directions

Heading from Comber Square along Castle Street on to Glen Road take a left on to Dalton Park. Turn right on to Dalton Crescent and continue down Glen Park where number 11 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		70	72
(55 - 68) D			
(39 - 54) E			
(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

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

Awards & Recognition



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES
THE IRISH TIMES

John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS