



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**22 Copeland Road | Comber, BT23 5HU**  
**OFFERS AROUND £179,950**

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and to Arrange a Viewing**



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Offers Around £179,950  
Semi-Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Beautifully Presented Semi-Detached Property Located on Copeland Road
- Popular Location Within Walking Distance of Comber Town Centre
- Bright, Spacious and Versatile Accommodation Throughout
- Fully Fitted Kitchen with Solid Wood Doors and Ample Dining Space
- Generous Sized Lounge with Feature Wood Burner
- Separate Dining Room With Patio Doors Opening to Rear Garden
- Utility Room
- Garage with Separate Gym / Bar / Office Area
- 3 Well Proportioned Bedrooms
- Modern White Suite Family Bathroom
- Attractive Porch
- Front Garden enclosed by Hedges, Decorative Brick Driveway and Lawn Area
- Private Enclosed Low Maintenance Patio Area Ideal for Entertaining or for Young Children and Pets alike.
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Solid Wood Internal Doors Throughout
- Broadband Speed - Ultrafast



# Accommodation

## Ground Floor

### Entrance Porch

### Reception Hall

**Lounge**  
13'4" x 13'1"

**Dining Room**  
10'9" x 8'4"

**Kitchen**  
10'9" x 12'3"

**Utility Room**  
4'11" x 8'11"

## First Floor

### Landing

### Roof Space

**Bedroom One**  
9'9" x 13'9"

**Bedroom Two**  
10'6" x 8'6"

**Bedroom Three**  
10'6" x 7'1"

### Family Bathroom

## Outside

**Front Garden with Driveway**

**Enclosed Low Maintenance Rear Garden**

### Integral Garage

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

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

This beautifully presented semi detached property is located on Copeland Road within walking distance of Comber Town Centre, boasting a varied range of local amenities, shops, restaurants, leisure facilities and local schools. The location also offers excellent convenience to the main arterial routes and public transport links for commuting to Belfast and Newtownards.

The bright and spacious accommodation comprises of fully fitted kitchen with ample dining, lounge with feature wood burner, separate dining area with patio doors to the rear garden. Utility room, garage with separate bar / office / gym area. To the first floor there are 3 well proportioned bedrooms and a modern white suite family bathroom.

Externally, the front of the property is enclosed by hedges, there is a lawn and a beautifully finished decorative brick driveway with ample off street car parking that leads not only to the integral garage but also leads to the attractive entrance porch. The property is also enclosed to the rear with an extensive low maintenance patio area ideal for entertaining or for young children or pets alike.

Further benefits of the property include double glazing throughout and gas-fired central heating.

This property is ideal for a range of purchasers including the first-time buyer, investor, and young family market alike. We anticipate demand will be strong and recommend your earliest possible internal inspection.



# Directions

Travelling down Bridge Street onto Newtownards Road, take a left onto Copeland Crescent. Take a right onto Copeland Road where Number 22 is located on the left hand side.



## 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>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	70	74



## 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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