



# 22 CASTLEHILL CRESCENT

Comber, BT23 5XE

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*Offers Around* **£235,000**



## SEMI-DETACHED BUNGALOW | 2 | 1 | 2

Charming Semi-Detached bungalow situated in a quiet cul de sac in the highly sought after Castlehill Crescent in Comber. Comber is a thriving town offering a blend of small-town charm and modern convenience. Castlehill is particularly well regarded for its peaceful setting and close proximity to local amenities

### KEY FEATURES

- Charming Semi – Detached Bungalow Situated in a Quiet Cul – De – Sac in Castlehill in Comber
- Comber Provides Not Only a Peaceful Setting But Close Proximity To Many Local Amenities and Excellent Access to Transport Links to Belfast and Surrounding Towns
- Family Lounge with Feature Electric Fire with Potential of Open Fire
- Two Well Proportioned Bedrooms
- Family Bathroom
- Open Plan Kitchen / Living / Dining with Part Double Height Ceiling
- Floored Attic Currently Utilised as a Bedroom
- Detached Garage
- Tarmac Driveway Providing Ample Off Street Car Parking
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Fully Enclosed Rear Garden with both Paved and Decked Areas Along with Pergola, Ideal For Outdoor Entertaining or Simply Relaxing
- Rare Opportunity To Acquire a Beautiful Home in a Highly Desirable Area – Early Viewing Highly Recommended
- Broadband – Ultrafast





## ROOM DETAILS

### *Ground Floor*

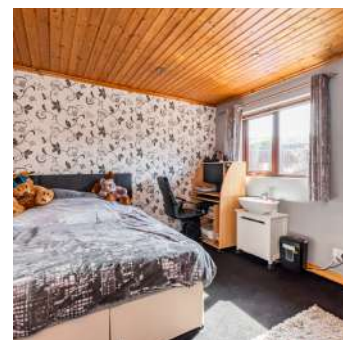
- Entrance Hall
- Family Lounge  
18'5" x 12'4"
- Kitchen/Dining  
17'4" x 8'10"
- Living/Dining  
17'3" x 9'3"
- Bedroom One  
11' x 9'11"
- Bedroom Two  
9'9" x 10'10"
- Family Bathroom  
6'5" x 6'9"

### *First Floor*

- Floored Attic  
7'9" x 15'1"

### *Outside*

- Detached Garage  
23'4" x 10'11"
- Tarmac driveway  
providing ample off street  
car parking
- Front Garden with lawn,  
flowerbeds and planting
- Enclosed Rear Garden
- Outside light and water





## DIRECTIONS

*From Comber Square head along Bridge Street, turn left onto the Darragh Road, continue straight to top of the hill then take the left onto Castlehill. Castlehill Crescent is the 2nd turning to the left and number 22 is the top corner house in the cul-de-sac.*



## THE LOCAL AREA

*Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	75	75

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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