



20 Ardnavey Park, Comber, BT23 5SH

Nearly New Detached Villa in an Exclusive Location Convenient to Town - £255,000



20 Ardnavalley Park, Comber, BT23 5SH

Nearly New Detached Villa in a Convenient Location

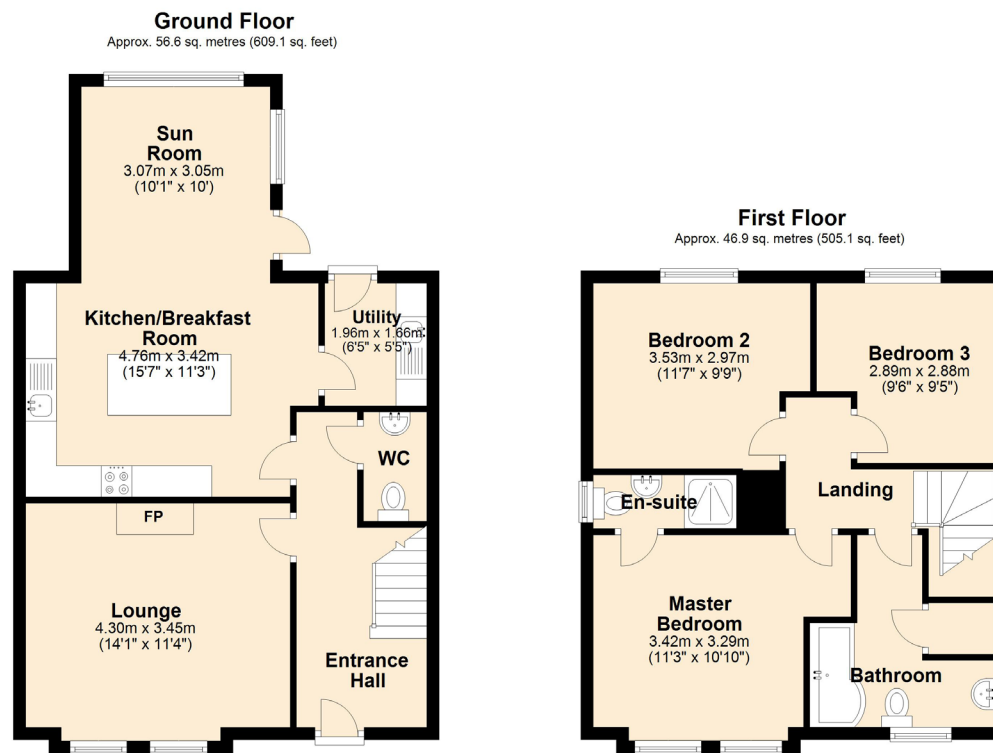
Built approximately four years ago, this attractive detached home still has that appealing atmosphere of “newness”. With its up-to-date kitchen and bathrooms it will require little, if any, expenditure after purchase and perfectly represents comfortable modern living.

Key Features

- Nearly New Detached Villa in an Exclusive Location Convenient to Town
- Comfortable Living Room With Cast Iron Stove
- Luxury Up-To-Date Kitchen With Built-In Appliances, Open Plan to Dining Area and Sunroom
- Three Good Bedrooms Including Master With Shower Room Ensuite
- Spacious Deluxe Bathroom With Modern White Suite Plus Ground Floor Cloakroom Suite
- Gas Fired Central Heating
- Double Glazed Windows in PVC Frames
- Burglar Alarm System
- Tarmac Driveway and Garage Space (Subject to Approval)

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

Floor Plans



Total area: approx. 103.5 sq. metres (1114.2 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

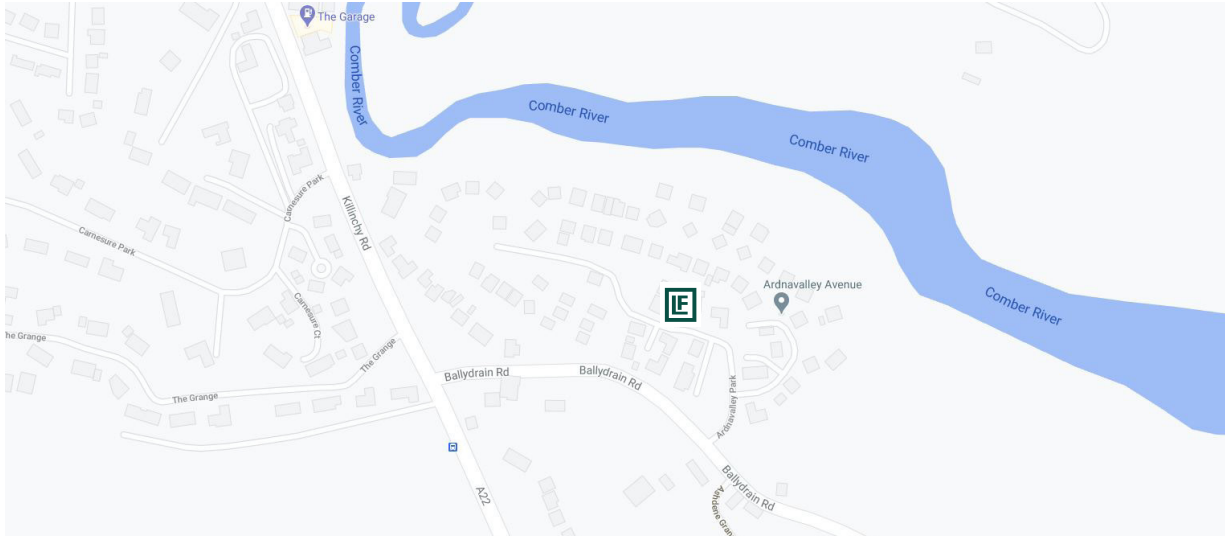
20 Ardnavalley Park, Comber





20 Ardnavalley Park, Comber, BT23 5SH

Nearly New Detached Villa in a Convenient Location - £255,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Office Information

Comber office

2 The Square, Comber, BT23 5DT

028 9187 1787

comber@lindsayfyfe.co.uk

