



**6 Lynnehurst Drive, Comber, BT23 5LN**  
Detached Family Home in a Small Select Development - £280,000





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### Detached Family Home in a Small Development - £280,000

Rarely do properties become available in this small quiet development which offers a selection of varied and attractive house types in a location convenient to the town centre yet bordering open countryside. The location enjoys a semi rural atmosphere and this particular home boasts a well stocked mature site with a sunny west facing back garden.

### Key Features

- Detached Family Home in a Small Select Development
- Delightful Mature Site With a Private Sunny South West Aspect
- Three Excellent Reception Rooms Plus Double Glazed Conservatory
- Four Bedrooms Including Master With Ensuite Shower Facility
- Fully Tiled Bathroom With White Suite Plus Ground Floor Cloakroom Suite
- Oil Fired Central Heating
- Double Glazed Windows in PVC Frames & PVC External Joinery
- Detached Garage

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. 154.3 sq. metres (1661.0 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 misstatement.  
Plan produced using PlanUp.

6 Lynnehurst Drive, Comber



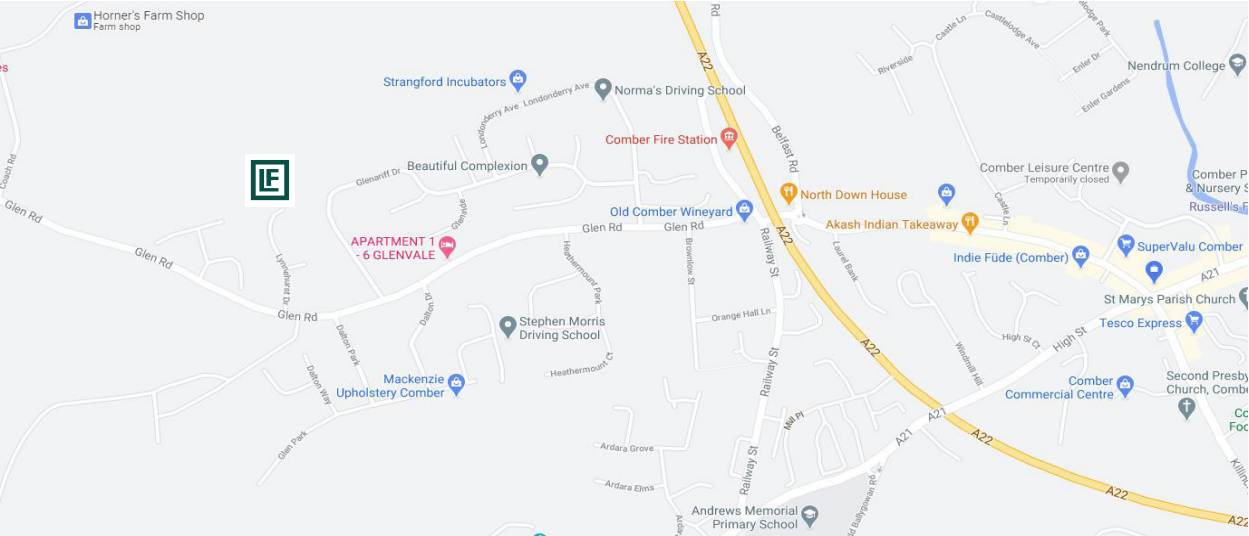







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| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 - 100) A                                |         |   |
| (81 - 91) B                                 |         |   |
| (69 - 80) C                                 |         |   |
| (55 - 68) D                                 |         |   |
| (39 - 54) E                                 | 46      | 57  |
| (21 - 38) F                                 |         |   |
| (1 - 20) G                                  |         |   |
| Not energy efficient - higher running costs |         |   |
| Northern Ireland                            |         |  |
| EU Directive 2002/91/EC                     |         |   |
| RRN: 2111-5118-1811-3318-4876               |         |   |

Office Information

Comber office

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