



**3 Albion Court, Comber, BT23 5EA**

**Modern Townhouse in a Quiet, Central, Cul-De-Sac Location - £159,500**



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## Modern Townhouse in a Quiet, Central, Cul-De-Sac Location

Of comparatively recent construction by Chambers Homes, this small exclusive development offers both quality and convenience.

It is within walking distance of the ever-improving town centre facilities including coffee shops, deli, artisan bakeries and social amenities etc and benefits also from easy access to commuting routes for Dundonald and Belfast.

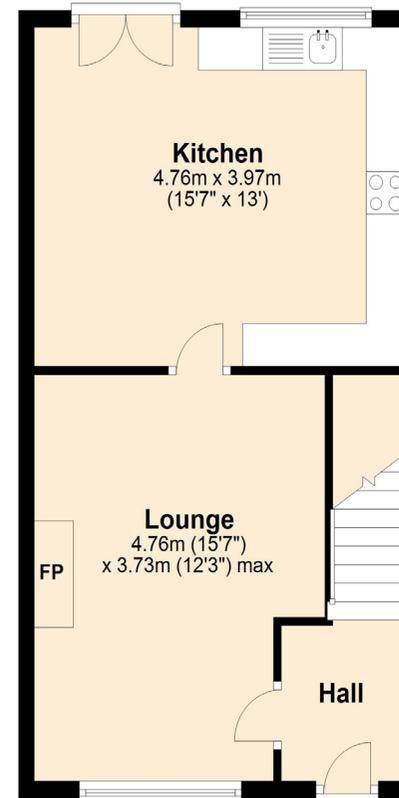
## Key Features

- Modern Townhouse in a Quiet, Central, Cul-De-Sac Location
- Lounge With Open Fire
- Well Fitted Kitchen With Built-In Oven And Hob, Open Plan to Dining Area
- Three Bedrooms And Bathroom
- New Gas Fired Central Heating
- Double Glazed Windows In PVC Frames
- Communal Parking Areas
- Enclosed And Private Rear Garden Area
- New Carpets and Freshly Painted Throughout

## Floor Plans

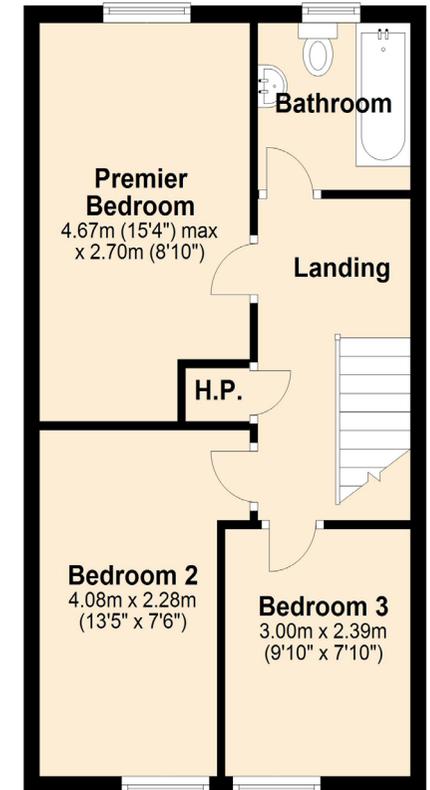
### Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



### First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)

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.



 Lindsay  
Fyfe & Co.



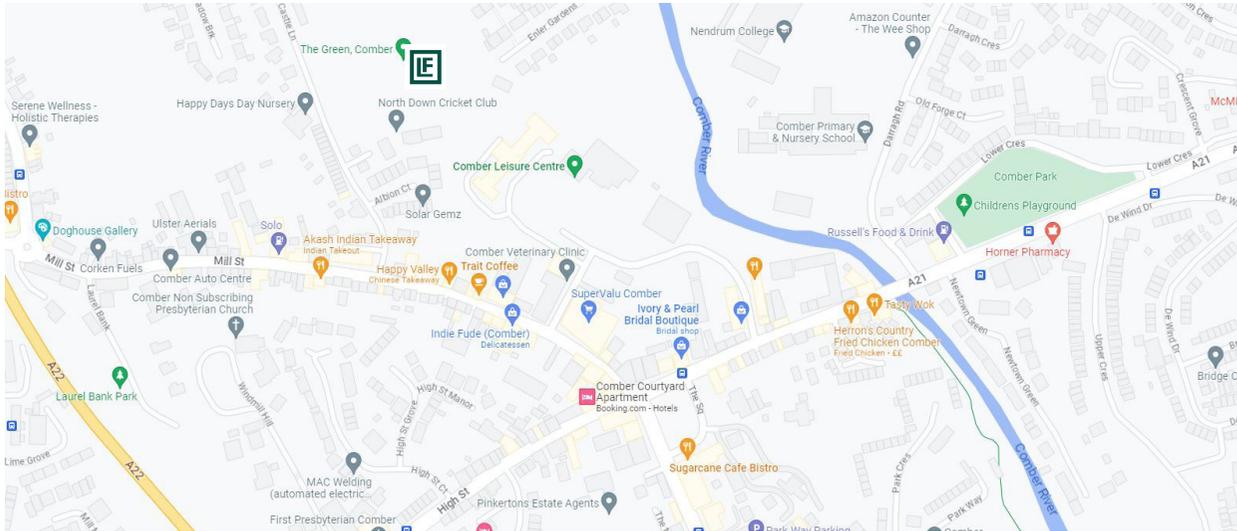
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Office Information**

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