



JOHNMINNIS

ESTATE AGENTS &
LETTING SPECIALISTS

2 Cuan View | Lisbane. BT23 5FS
OFFERS AROUND £320,000



Scan for Property Details
and to Arrange a Viewing
johnminnis.co.uk  



Offers Around £320,000
Detached
4 Bedrooms
2 Receptions

Property Features

- Truly Impressive Detached Family Home
- Bright and Spacious Accommodation Throughout
- 4 Well Proportioned Bedrooms
- Principal Bedroom Benefitting from a Contemporary En-suite Shower Room
- Living Room with Multi Fuel Burning Stove & Square Bay Window
- Spacious Family Room
- Fitted Kitchen Open Plan to Living/Dining Area
- Attractive White Suite Family Bathroom
- Ground Floor WC and Separate Utility Room
- Oil Fired Central Heating, Beam Vacuum System and uPVC Double Glazing Throughout
- Fully Enclosed Rear Gardens Laid in Lawns with Patio Areas Ideal for Outdoor Entertaining & Children at Play
- Ample Driveway Providing Off Street Parking Leading to Detached Garage
- Located in Lisbane Offering Ease of Access to Killinchy and Comber and Only A Short Commute to Belfast
- Convenient to Well Renowned Killinchy Primary School with Good Road Networks and Ease of Access to Public Transport Links to Leading Primary and Grammar Schools



Accommodation

Ground Floor

Reception Hall

Living Room

17'4" x 14'9"

Kitchen/Living/Dining

23'9" x 10'4"

Utility Room

Downstairs WC

Family Room

14'11" x 19'7"

First Floor

Principal Bedroom

16'2" x 12'1"

Bedroom Two

13'10" x 11'4"

Bedroom Three

11'6" x 9'6"

Bedroom Four

10'9" x 8'3"

Bathroom

Outside

Detached Garage

23'5" x 11'9"

Front & Rear Garden Laid in
Lawns

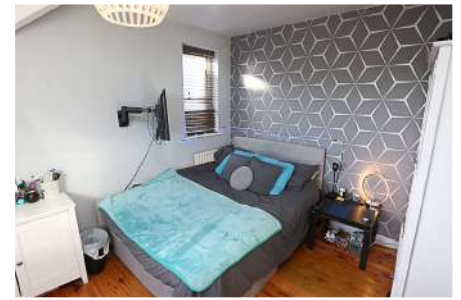
Ample Driveway

Paved Patio Area

Outside Water Tap & Light

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

johnminnis.co.uk



"This beautifully presented detached family home is located within the sought-after Cuan View Development. The location provides ease of access to local amenities in Lisbane, Killinchy, Comber and is only a short commute to Belfast.

Offering convenience to the well-established Killinchy Primary School with access to road and bus networks to leading Grammar Schools. For the sporting enthusiasts, Strangford Lough Yacht Club and numerous spots for water sports activities are only a short drive way. There are many coastal and countryside walks to be enjoyed in this area. The location also provides good access to well renowned eateries including Balloo House, Daft Eddy's Restaurant, The Poachers Pocket and the award winning Old School House Inn."



Directions

Travelling from Comber towards Killinchy on Killinchy Road, when reaching Lisbane, Cuan View will be located on the right. Number 2 will be on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	64	69
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		

Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition

Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES
THE IRISH TIMES

Comber /Ards Peninsula

40 The Square, Comber
Newtownards. BT23 5DU

T 028 9187 1212

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS