

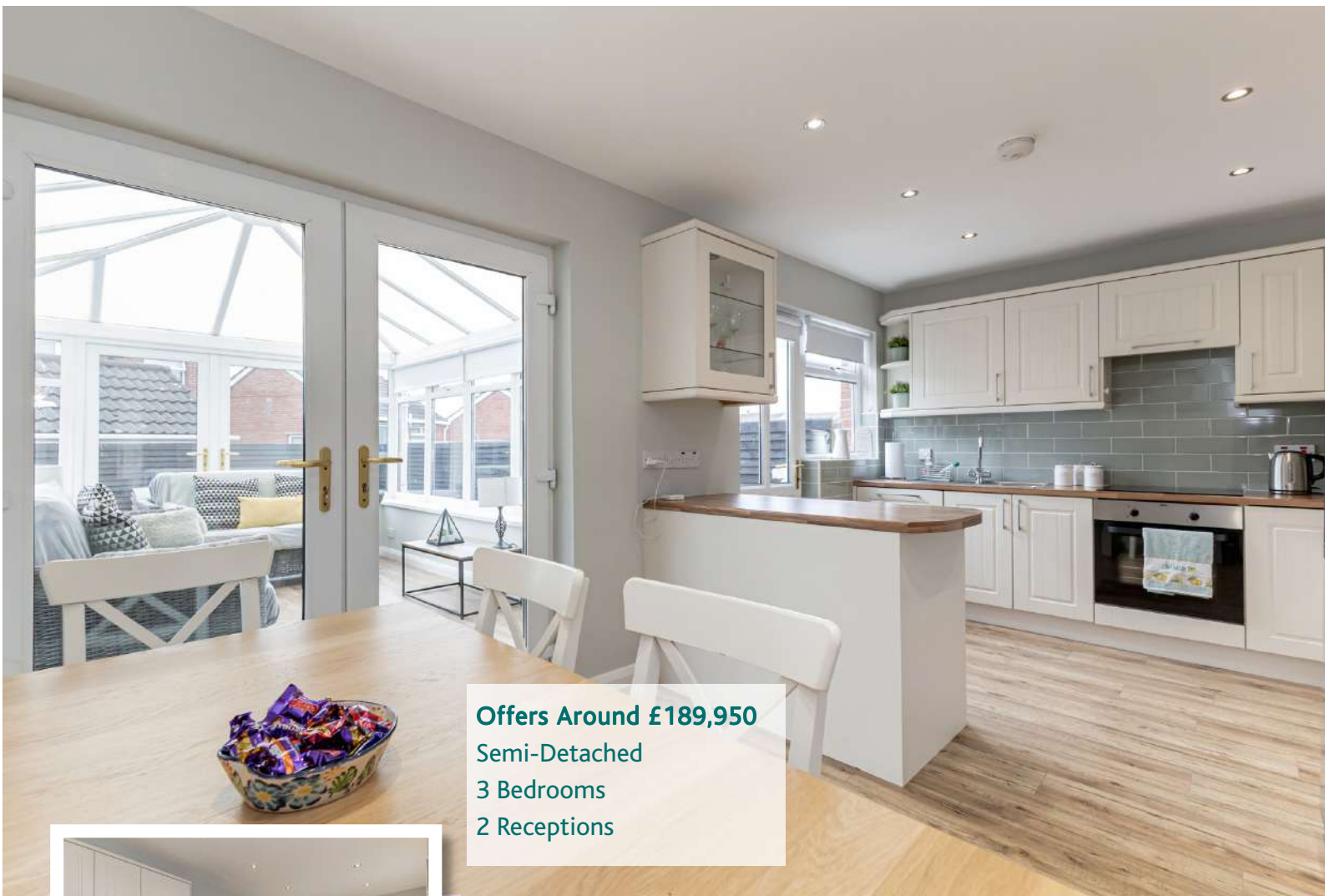


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**64 Copeland Crescent | Comber, BT23 5HZ**  
**OFFERS AROUND £189,950**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £189,950**  
Semi-Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Beautifully Presented Extended Semi-Detached Property
- Spacious Corner Site
- Popular Location Within Walking Distance of Comber Town Centre
- Bright and Spacious Accommodation Finished to an Exacting Standard
- Three Well Proportioned Bedrooms
- Modern Fully Fitted Kitchen with Ample Dining Area
- Additional Sunroom Overlooking the Rear Garden
- Generous sized Lounge with Feature Fireplace
- Contemporary Black and White Fitted Shower Room
- Front Garden Laid in Lawn
- Fully Enclosed Rear Garden Laid in Lawns with Patio Area and Southerly aspect Ideal for Outdoor entertaining
- Side Garden with Driveway Access, Providing Ample Off Street Car Parking
- Shed ideal for Additional Storage
- Double Glazing Throughout
- uPVC Double Glazing Throughout
- Broadband Speed – Ultrafast



# Accommodation

## Ground Floor

Reception Hall

Lounge  
10'11" x 10'11"

Kitchen/Dining  
9'10" x 17'2"

Conservatory  
12'8" x 8'5"

## First Floor

Bedroom One  
14'2" x 9'1"

Bedroom Two  
9'10" x 10'8"

Bedroom Three  
9'9" x 7'9"

Family Shower Room

## Outside

Front Garden Laid in  
Lawn

Enclosed Rear  
Garden with  
Southerly Aspect

Driveway

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

[johnminnis.co.uk](http://johnminnis.co.uk)

This beautifully presented extended semi-detached property is located on a spacious corner site on Copeland Crescent. The property is within walking distance of Comber Town Centre, boasting a varied range of local amenities, shops, restaurants, leisure facilities and local schools. The location also offers excellent convenience to the main arterial routes and public transport links for commuting to Belfast and Newtownards. This very well presented property has been finished to a most exacting standard, leaving little for a purchaser to do but move their furniture in. The bright and spacious accommodation comprises of a fully fitted kitchen with ample dining area leading to sunroom, a generous lounge with feature fireplace, understair storage, three well proportioned bedrooms and a contemporary family shower room. Externally, the property sits on a very generous fully enclosed corner site. To the front there is a lawn with a walkway providing access to the front door. To the side of the property there is access to a driveway with ample off street car parking and a shed providing additional storage. The rear of the property boasts another lawned area with patio and southerly aspect ideal for entertaining. Further benefits include gas fired central heating and uPVC double glazing throughout. With so many great attributes and such an exemplary finish, we anticipate demand will be strong and recommend your earliest possible internal inspection.



# Directions

Travelling from the Square in Comber, travel along Bridge Street onto Newtownards Road. Turn left onto Copeland Crescent and Number 64 is on the left hand side



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	68	71
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		



### Viewing

By appointment through agent.

### Free Valuation

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



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