



## APT 2 ARDARA HOUSE

Comber BT23 5PG

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*Offers Over*  
**£450,000**



HOUSE -  
TOWNHOUSE  
Add Text Here

| 3  | N&B | 3 

## KEY FEATURES

Add Text Here



## ROOM DETAILS

Entrance

MATCHING WC

STUDY/BEDROOM

(8'10" x 6'7")

RECEPTION/DINING

BEDROOM (1)

(16'2" x 15'3")

HALL

FIRST FLOOR

(6'7" x 15'0")

LANDING

BEDROOM (2)

FIRST FLOOR

(8'10" x 29'9")

(17'3" x 15'4")

RETURN

KITCHEN/LIVING/DINING

ROOF SPACE

WALK-IN

SPACE

(23'10" x 8'10")

CLOAKS/BOOT

(16'4" x 21'9")

Outside

ROOM/UTILITY

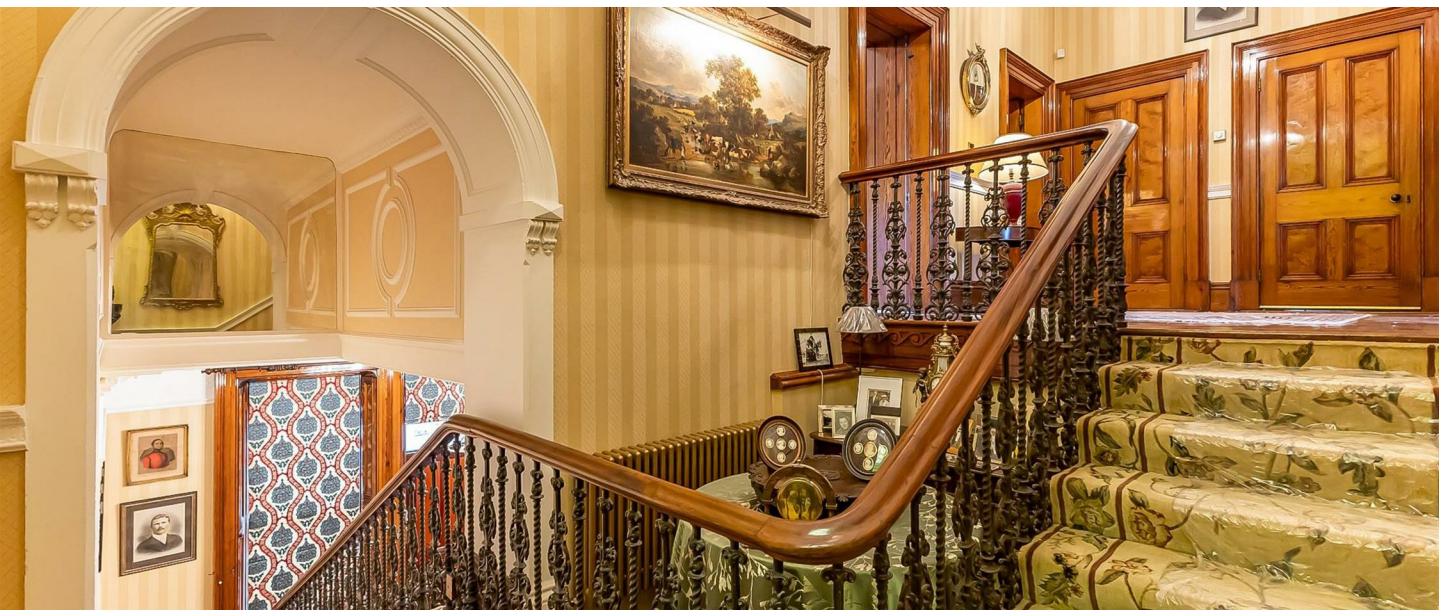
DRAWING/DINING

BATHROOM

ROOM

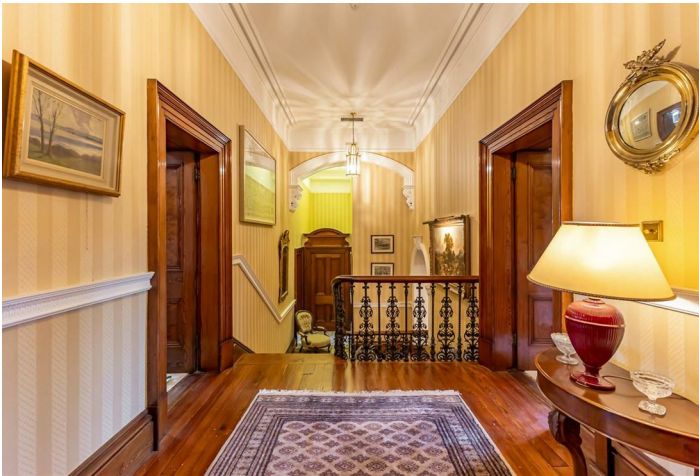
(12'6" x 5'11")

(22'9" x 20'6")



## DIRECTIONS

*From the Square in Comber head up High Street onto the Ballygowan Road, Ardara house will be on the right-hand side.*



## THE LOCAL AREA

*Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	66
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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