



# 4 LABURNUM COURT

Comber, BT23 5YE

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*Offers around* **£165,000**



SEMI-DETACHED | 3  | 1  | 2 

This Beautifully Presented semi-detached property is situated in Laburnum Court in the heart of Comber. The town centre boasts a varied range of local amenities, shops, restaurants, leisure facilities and churches. .

## KEY FEATURES

- Beautifully Presented Semi Detached Property
- Bright and Spacious Accommodation Throughout
- Family Lounge with Feature Bay Window and Multi Burning Stove
- Kitchen with Ample Dining Space
- Conservatory with Roof with Outlook Over the Rear Fully Enclosed Garden
- Three Well Proportioned Bedrooms
- Modern Family Shower Room
- Decorative Brick Driveway Providing Ample Off Street Car Parking
- Low Maintenance Pebbled Rockery to the Front
- Fully Enclosed Private Rear Garden with Pebbled Courtyard, Paved Patio Area and Decked Area Ideal for Outdoor Entertaining
- Double Glazing Throughout
- Oil Fired Central Heating
- Broadband Speed - Ultrafast



## ROOM DETAILS

### Ground Floor

- Entrance Hallway
- Family Lounge  
13'9" x 14'9"
- Kitchen/Dining  
9'8" x 18'4"
- Conservatory With Roof  
10'6" x 16'12"

### First/Second Floor

- Landing
- Bedroom One  
9'10" x 12'5"
- Bedroom Two  
9'6" x 14'2"
- Family Shower Room

#### SECOND FLOOR

- Bedroom Three

- ### Outside
- Decorative brick driveway providing ample off street car parking, pebbled rockery. Fully enclosed private rear garden with paved patio area, decked area and pebbled courtyard providing the ideal area to enjoy outdoor entertaining. outside water, outside light, outside power



## DIRECTIONS

*From Comber Square, head along Newtownards Road then take a right onto Laburnum Way then left onto Laburnum Court. Number 4 is located in front of you*



## 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	62	70
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## 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

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

