



40 GRAFFAN GARDENS

NEWTOWNARDS BT23 5DA

Offers Around

£140,000

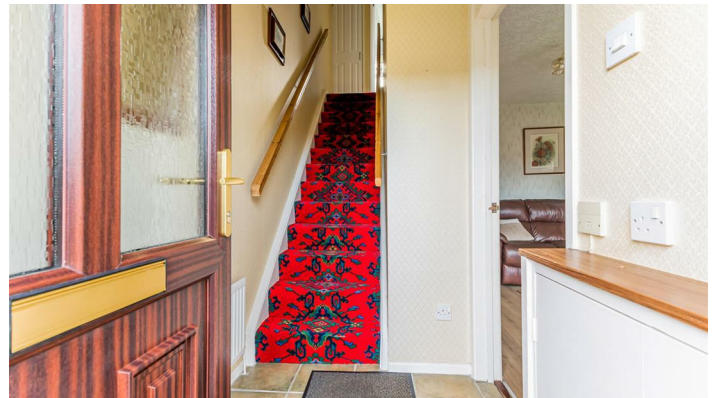


SEMI-DETACHED | 2  | 1  | 1 

Located in a quiet and highly desirable residential area of Comber, 40 Graffan Gardens is a beautifully presented two-bedroom semi-detached home offering comfort and convenience

KEY FEATURES

- Attractive semi-detached home in a quiet, popular area of Comber
- Two bedrooms / one reception room
- Decorative brick driveway and mature landscaped front garden
- uPVC double glazing, gutters, and doors
- Bright family lounge with electric fire and tiled hearth
- Modern kitchen with dining space and garden outlook
- Fully tiled shower room with Mira electric shower
- Spacious enclosed rear garden with patio and lawn
- Oil-fired central heating / Outside tap and lighting
- Convenient to Comber Square, local schools, and transport links



ROOM DETAILS

Entrance Hall

14'2" x 3'10"

Lounge

14'2" x 11'8"

Kitchen/Dining

9'8" x 15'10"

Back Hall

3'0" x 5'1"

FIRST FLOOR /
LANDING

Storage

2'2" x 2'5"

Principal Bedroom

14'3" x 11'8"

Bedroom 2

10'0" x 6'6"

Shower Room

7'4" x 8'0"

Outside



DIRECTIONS

From Comber Square head along Bridge Street, turn left before the garage onto Darragh Road, take the fifth right turn onto Graffan Gardens and then the first left, number 40 will be on your 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	73
Northern Ireland		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

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

