



## 49 ASHGROVE WALK

Newtownards BT23 5PJ

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*Offers Around*

**£545,000**



HOUSE -  
DETACHED  
Add Text Here

| 5  | NO  | 4 

KEY FEATURES

Add Text Here





ROOM DETAILS

ENTRANCE HALL:  
(15'3" x 9'4")

DOWNSTAIRS WC:  
(4'3" x 5'4")

FAMILY LOUNGE:  
(18'3" x 13'3")

FAMILY  
ROOM/OFFICE:  
(11'11" x 12'0")

OPEN PLAN  
KITCHEN/DINING:  
(12'2" x 34'11")

UTILITY ROOM:  
(5'8" x 11'4")

SUN ROOM:  
(12'8" x 17'7")

LANDING:

PRINCIPAL  
BEDROOM:  
(13'3" x 14'6")

ENSUITE SHOWER  
ROOM:  
(3'7" x 10'10")

BEDROOM (2):  
(10'4" x 14'2")

BEDROOM (3):  
(13'0" x 14'7")

BEDROOM (4)  
(10'9" x 11'6")

BEDROOM (5):  
(9'2" x 10'1")

FAMILY  
BATHROOM:  
(9'1" x 11'7")

GARDEN ROOM:  
12' x 18'  
Outside



## DIRECTIONS

From Comber Square head towards Killinchy.  
Ashgrove is the development on the right-hand side.  
Number 49 is straight in front.



## THE LOCAL AREA

Comber is a charming town with access to many local amenities, award winning eateries, artisan coffee shops, boutiques, churches, leisure facilities and well renowned nursery, primary and secondary schools. The Comber Greenway is close by providing a safe and scenic place for the whole family to walk or cycle. There is also ease of access to good road and transport links to Belfast and surrounding towns, making it the ideal choice for commuters. There are many local attractions within close proximity including Strangford Lough offering coastal walks and water sports, Castle Espie Nature Reserve perfect for those who love wildlife, and Scrabo Tower providing breathtaking views over the Ards Peninsula.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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