

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 5 GLEN VALE, 43 GLEN ROAD,  
COMBER, NEWTOWNARDS, BT23**

**OFFERS AROUND £144,950**





Located on the outskirts of Comber, this luxury apartment offers a perfect blend of modern living and charm. Recently renovated to an exceptional standard, the property boasts high-end finishes that elevate its appeal.

Upon entering, you are welcomed into a spacious open-plan living and dining area, thoughtfully designed to create a warm and inviting atmosphere. The modern kitchen offers ample space for appliances and provides direct access to the balcony, perfect for enjoying fresh air and outdoor space.

This apartment features two generously sized double bedrooms, each designed with comfort in mind and built in storage. The luxury shower room, complete with a stylish white suite, adds a touch of elegance to the home.

Conveniently located just minutes from the town centre and a variety of shops, restaurants, and bars, this property offers an enviable lifestyle.

[View now to avoid disappointment!](#)



## Key Features

- Renovated Two Bedroom First Floor Apartment On The Popular Glen Road
- Two Well Proportioned Double Bedrooms With Built In Storage
- Open Plan Living/Dining Room With Modern Kitchen With Space For Appliances
- Modern Shower Room With White Suite
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Within Minutes Of Comber Town Centre, Bus Routes And All Local Amenities
- Finished And Decorated To A High Standard Throughout
- Viewing Is Highly Recommended For This Stunning Apartment



### Accommodation Comprises:

#### Entrance Hall

Tiled floor.

#### First Floor

#### Living Room

12'2" x 12'1"

Wood laminate floor.

#### Dining Area

9'5" x 9'8"

Wood laminate floor.

#### Kitchen

7'8" x 9'8"

Modern range of high and low level units with laminate work surfaces, stainless steel sink with mixer tap, plumbed for washing machine, space for under worktop fridge, integrated oven, four ring gas hob and stainless steel extractor hood, wood laminate flooring, part tiled walls, recessed spotlights and access to balcony.

#### Bedroom 1

11'10" x 9'8"

Double room with built in storage.

#### Bedroom 2

12'2" x 8'11"

Double room with built in storage.

#### Shower Room

White suite comprising shower enclosure with overhead shower and sliding glass shower doors, vanity unit with mixer tap and storage, low flush wc., tiled flooring, extractor fan, recessed spot lighting.

#### Outside

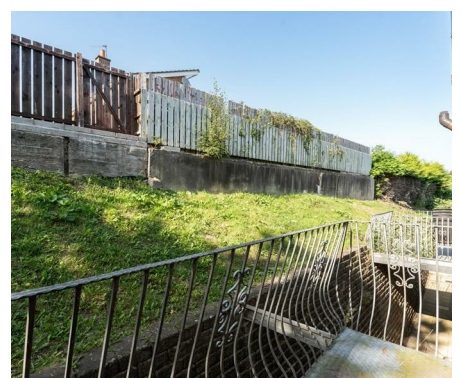
Communal parking.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

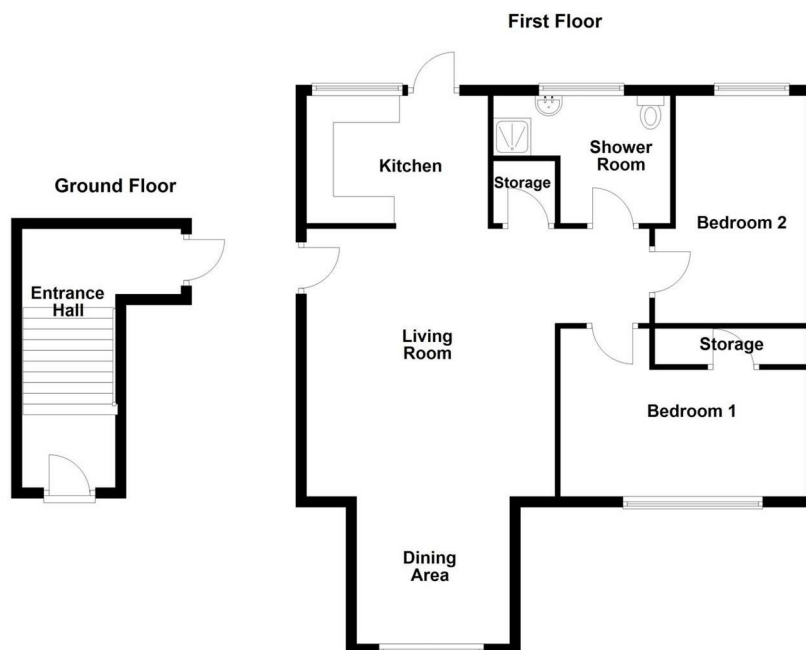
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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