



**6 ARDNAVALLEY AVENUE, COMBER,  
NEWTOWNARDS, BT23 5WW**

**OFFERS OVER £230,000**



Welcome to 6 Ardnavalley Avenue, Comber – a stylish first-floor apartment. Offering both comfort and convenience, this property provides an ideal opportunity for first-time buyers, downsizers, or investors.

Measuring 1,109 sq. ft, the apartment sits within a block of just six homes and benefits from lift access. Inside, you'll find a bright and spacious layout with three bedrooms, one with en-suite shower room. The main bathroom is well appointed with both bath and shower.

The generous open-plan lounge, dining, and kitchen area is perfect for modern living, with a large bay window creating an inviting space for relaxation or extra seating. The kitchen is fitted with contemporary units and a range of integrated appliances, while the living area offers dual aspect views, enhancing light and space.

Key features include one designated parking space beside the main entrance, plus ample visitor parking. As the original show apartment, the property has never been occupied, presenting a pristine interior ready for its first residents.

Set just a short distance from Comber Town Centre, the apartment is ideally located for access to the Post Office, banking hub, doctors' surgeries, dental practices, pharmacies, shops, and cafés.

With style, space, and an excellent location, this apartment is an attractive and versatile choice. Arrange a viewing today and see the potential for yourself! Contact UPS on 02891811444.



## Key Features

- Beautiful first floor apartment circa 1109 sq ft in the popular Ardnavalley development
- Adaptable accommodation with up to three bedrooms and excellent storage throughout
- Gas fired central heating system And uPVC double glazed windows
- Lift access, one designated parking space and ample visitor parking
- Spacious living room with bay window and wall mounted electric fire
- Modern kitchen with a good range of units and space for dining
- Built in 2009 with high end finishes throughout and decorated to a high standard
- Chain free property! Early viewing is highly recommended to avoid disappointment



### Accommodation

#### Comprises:

#### Entrance Porch

7'1" x 6'10"

Two 450mm fitted storage units.

#### Hall

Intercom system. Access to hotpress and storage including ventilation system.

#### Living Room

17'3" x 19'2"

Dual aspect windows, bay window and wall mounted electric fire.

#### Kitchen and Dining Area

11'5" x 13'6"

Modern range of high and low level units, laminate work surfaces, integrated appliances to include; fridge/freezer, oven, washing machine, inset composite sink unit with mixer tap and drainer, tiled floor, part tiled walls four ring gas hob with stainless steel extractor fan and hood. Space for dining area. Recessed spotlights.

#### Bedroom 1

10'1" x 14'9"

Double room with 1000mm wide fitted wardrobe. Recessed spotlights.

#### En-Suite

White suite comprising low flush w.c., semi-pedestal wash hand basin with mixer tap and tiled splashback. Tiled shower enclosure with overhead shower and glazed door. Recessed spotlights. Partly tiled walls, tiled flooring and extractor fan.

#### Bedroom 2

10'4" x 11'8"

Double room.

#### Bedroom 3

7'0" x 11'11"

Currently fitted for use as an office or study with high and low level cupboards and a worktop with space underneath for filing cabinets. The room is also fitted with two tall, 900mm-wide wardrobes and one 450mm wide wardrobe.

#### Bathroom

White suite comprising low flush w.c., vanity unit with mixer tap and tiled splashback, panelled bath with overhead shower and glass shower screen. Recessed spotlights. Partly tiled walls, tiled floor. Extractor fan.

#### Outside

One allocated parking space (adjacent to the main entrance) and ample space for visitor parking.

#### Communal Areas

Communal lift to service the six apartments.

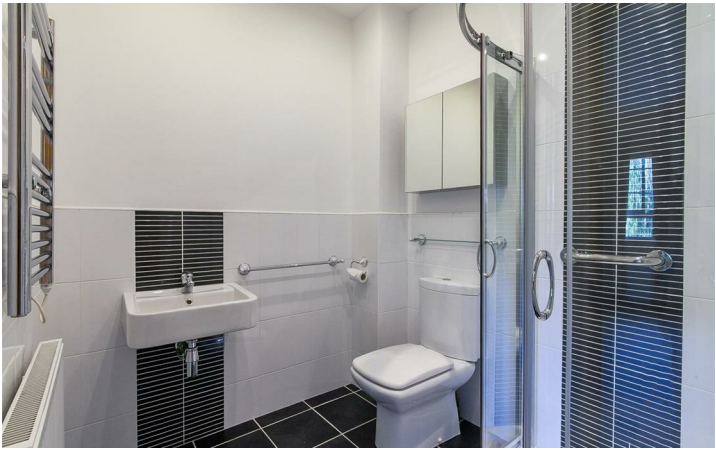












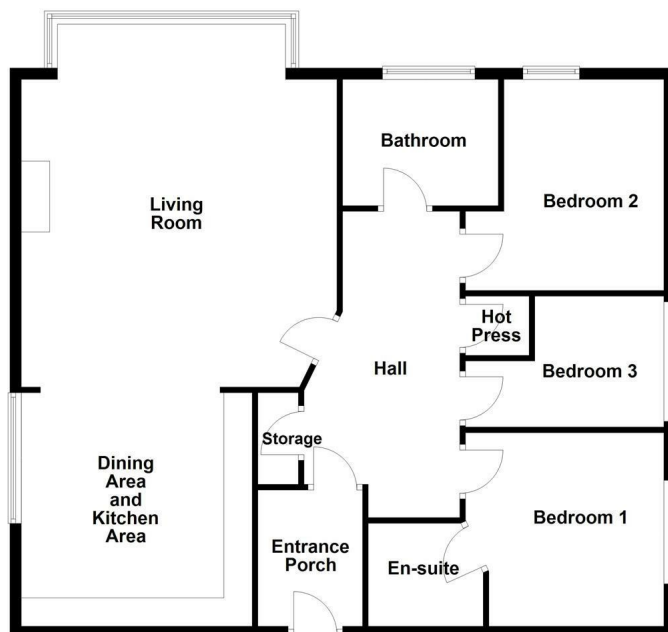








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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.

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.

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