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Estate Agent of the Year  
Northern Ireland 2016

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**Apartment 3, Glen Court, 33 Glen Road**  
**Comber BT23 5LL**

OFFERS  
AROUND

**£89,000**

A fantastic opportunity to purchase this unique and spacious first floor apartment with extensive outdoor roof terrace overlooking the rooftops of Comber and Strangford Lough.

The deceptive accommodation includes three well-proportioned bedrooms (each with built in wardrobes), three piece bathroom suite, large fitted kitchen / dining area with direct views to the Lough and with access to the roof terrace. A spacious lounge also benefits from the views and completes this most desirable home.

The property benefits from white upvc double glazing throughout and economy 7 heating. Outdoors, communal gardens are located to the front of the property with ample parking space available.

This is a home which will appeal to a wide variety of purchasers and is ideal for first time buyers, a young family or indeed those wishing to downsize. The property, situated just off the Glen Road is in a highly desirable area, allowing easy access to Dundonald, Belfast and Newtownards.

- Stunning First Floor Apartment With Extensive Outdoor Roof Terrace Overlooking Strangford Lough
- Three Bedrooms
- Bathroom Suite
- Large Kitchen / Dining Area With Views
- Lounge With Views
- White UPVC Double Glazing
- Economy 7 Heating
- Highly Desirable Location

## ACCOMMODATION

### COVERED ENTRANCE

Outside Light

### ENTRANCE HALL 6.91m (22'8) x 1.8m (5'11) (minimum measurement)

White upvc entrance door and matching glazed side panel; oak effect wood laminate flooring; part wood / painted panelled walls; built in storage cupboard with sliding doors; fully shelved airing cupboard.

### BEDROOM 1 3.96m (13'0) x 2.92m (9'7)

(minimum measurement)

Large built in wardrobe with mirror fronted sliding doors; ample hanging and shelving space; television aerial connection point.



### BATHROOM 2.64m (8'8) x 1.91m (6'3)

(maximum measurement)

Light grey suite comprising wood panelled bath with 'Redring' electric shower over; folding glass shower screen; low flush wc; pedestal wash hand basin; wood effect vinyl flooring; heated towel radiator; fully ceramic tiled walls; access to hot press / water cylinder.

### KITCHEN / DINING AREA 5.38m (17'8) x 3.76m (12'4) (maximum measurement)

Excellent range of wood laminate high and low level fitted units incorporating single drainer stainless steel sink unit with mixer tap; plumbed for dishwasher; space for fridge; plumbed for washing machine; 'Creda' electric under oven; 'Hotpoint' electric four ring hob; concealed extractor fan under pull out canopy; space for concealed tumble drier; glazed display cupboard; range of drawers; formica work tops; part ceramic tiled walls at worktops; wood painted tongue and groove ceiling with spotlighting; pedestrian side door to outdoor terrace.





**LOUNGE 5.77m (18'11) x 3.58m (11'9)**

Solid oak strip floor; corniced ceiling; television aerial point.



**BEDROOM 2 3.56m (11'8) x 2.9m (9'6)**

(minimum measurement)

Beech wood laminate flooring; large built in wardrobes with mirror fronted sliding doors; ample hanging and shelving space; corniced ceiling.



**BEDROOM 3 3.1m (10'2) x 2.44m (8'0)**

(Minimum measurement)

Beech wood laminate flooring; built in wardrobe with sliding doors and ample hanging and shelving space.



**OUTSIDE**

Extensive roof terrace to front, side and rear with stunning far reaching views over Comber to Strangford Lough. The terrace provides a fantastic, low maintenance, private, secure outdoor space.

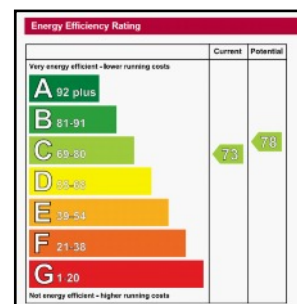
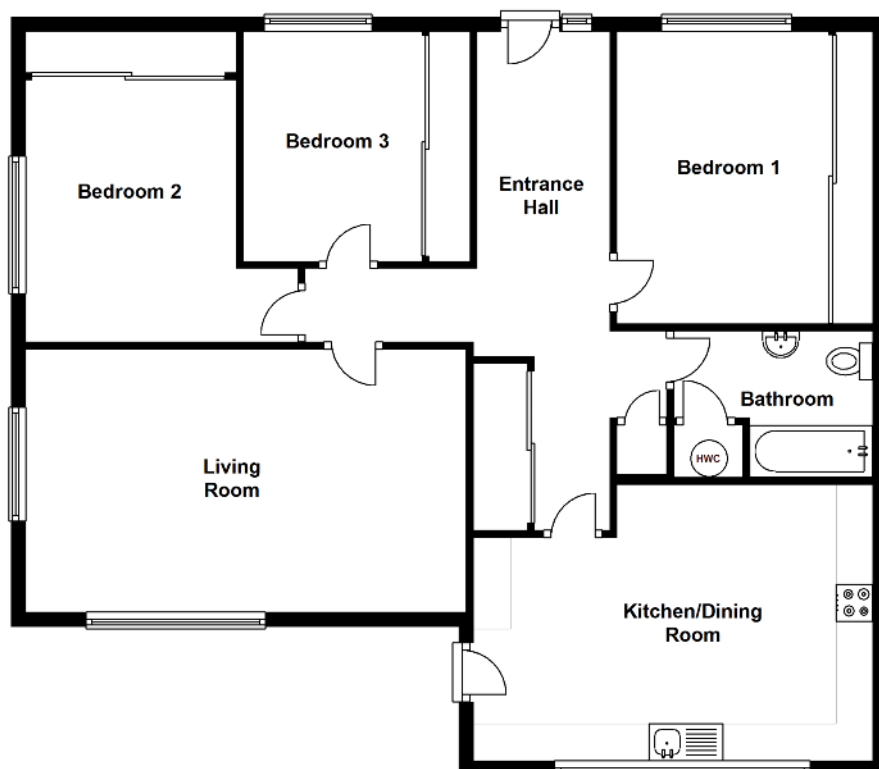
Communal gardens laid out in lawns to front and communal paved / terrace areas are also located to the rear; outside water tap.





### Ground Floor

Approx. 101.9 sq. metres (1096.6 sq. feet)



**MANAGEMENT CHARGE**

To Be Confirmed

**CAPITAL / RATEABLE VALUE**

Capital Value £115,000: Rates Payable = £820.76 per annum (approx)



#### VIEWING

By Appointment with Agent



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**RICS**