

# For Sale

Asking Price: £215,000

SimonBrien



6 Glenwood  
Comber  
Newtownards  
BT23 5FD

[simonbrien.com](https://simonbrien.com)



Located in the popular Glenwood development, just a short walk from Comber town centre, 6 Glenwood is a beautifully presented semi-detached family home offering bright, modern living in a highly convenient setting.

Further benefits include, downstairs WC, gas fired central heating and uPVC double glazing throughout.

Perfectly positioned, this home is within easy reach of excellent local amenities including schools, shops, cafés, and restaurants. Comber Greenway and public transport links to Belfast and the Ards Peninsula are also close by, making this an ideal location for commuters and families alike.

#### Special Features & Services

- Well-Presented Semi-Detached Family Home
- Bright & Spacious Accommodation Throughout
- Three Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite Shower Room
- Spacious Living Room
- Modern Kitchen With Hand Painted Units Open To Dining Area
- Convenient Downstairs WC
- White Suite Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Enclosed Rear Garden Laid In Lawn With Patio & Outdoor Double Sockets
- Garden Laid In Lawn & Resident Parking To The Front
- Walking Distance To Comber Town Centre
- Close To Local Amenities, Schools, And Shops
- Excellent Public Transport Links And Access To Comber Greenway



### Accommodation

**Entrance** Composite front door with glass inset, leading into reception hall

**Reception Hall** Tiled flooring, access to living area.

**Living Room** 15'8" x 10'8" (4.78m x 3.25m)  
Laminate wood effect flooring, outlook to front, recessed spotlighting, access to kitchen/dining.

**Kitchen/Dining Area** 14'4" x 13'3" (4.37m x 4.04m)

Fantastic range of hand painted high and low level units, laminate work surface with stainless steel sink unit and drainer, 1.5 tub with mixer tap, integrated fridge freezer, integrated oven with four ring electric hob above, stainless steel extractor fan, integrated dishwasher, integrated washing machine, gas boiler, partly tiled walls, tiled flooring, recessed spotlighting, open to dining area, uPVC french doors leading to rear gardens, access to downstairs WC.

**Downstairs WC** White suite comprising of low flush WC, pedestal wash hand basin with mixer tap, tiled splash back, tiled flooring, recessed spotlighting, extractor fan, electric cupboard.

**Landing** Recessed spotlighting, storage cupboard, access to roof space.

**Roof Space** Partially floored

**Principal Bedroom** 12'1" x 10'3" (3.68m x 3.12m)  
Outlook to front, access to en-suite

**En-Suite** White suite comprising of low flush WC, pedestal wash hand basin with tiled splashback, walk-in thermostatically controlled shower, tiled flooring, part panelled walls, part tiled walls, recessed spotlighting, extractor fan, vertical chrome heated towel rail

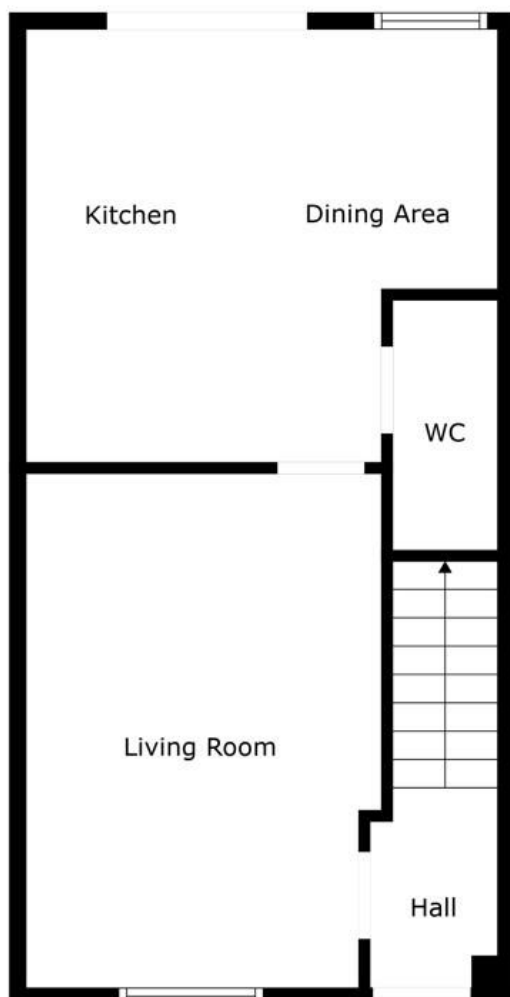
**Bedroom Two** 12'6" x 9'4" (3.8m x 2.84m) Outlook to rear

**Bedroom Three** 9'2" x 9'1" (2.8m x 2.77m) Outlook to rear

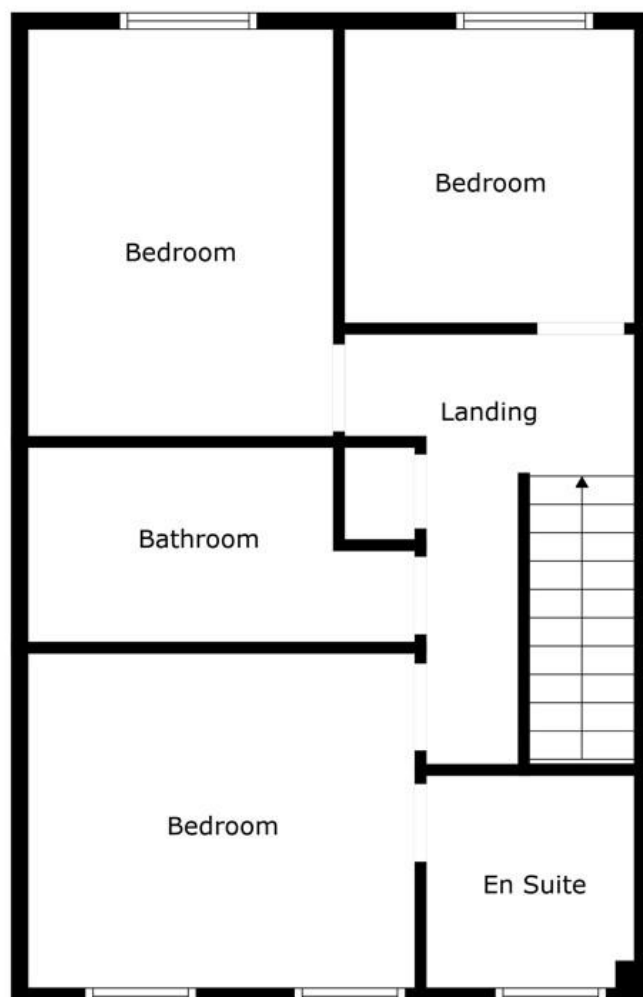
**Bathroom** White suite comprising of low flush WC, floating wash hand basin with mixer tap and splashback, panelled bath with mixer tap with mixer tap and handset, part tiled walls, tiled flooring, extractor fan, recessed spotlighting, vertical chrome heated towel rail

**Outside** To the rear, the property enjoys a private enclosed garden laid in lawn with a patio area, ideal for outdoor entertaining. Garden laid in lawn with mature plant and communal parking to the front.





Floor 1



Floor 2

#### VALUER

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	84 B

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