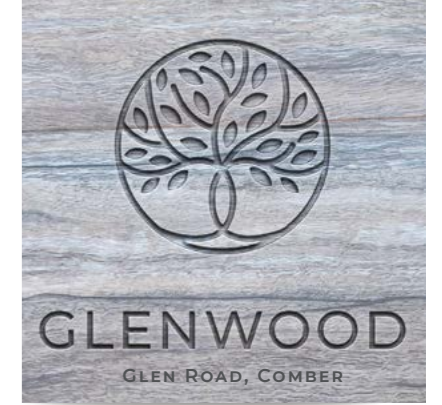




GLENWOOD

GLEN ROAD, COMBER





IT'S TIME... TO ENJOY THE VERY BEST OF TOWN AND COUNTRY LIVING

Welcome to Glenwood – a collection of 2, 3 and 4 bedroom homes in a superb location only a few minutes walk from the town centre.

These homes are bright and contemporary with open plan kitchen living areas that have been designed with freedom and flexibility in mind for all the family. This considered design also means that home office options are available.

The open green space at the entrance to the development will be a focal point for Glenwood, with planting and hedging.

Step outside and discover what makes this part of Comber so popular – Comber Square local shops, schools, Comber Leisure Centre and parks are all within a mile radius or 10–12 minutes walk. If you fancy connecting with the natural world, the beautiful Castle Espie wetlands, Strangford Lough and scenic Scrabo Park are just another couple of miles away.

Breathe in the fresh air, discover everything that this area has to offer and become part of an established community.



Brent Geese on Strangford Lough



Castleward Cycle Trail



Sugarcane Cafe Bistro



CGI shown for illustration purposes only



GLENWOOD

A superb range of homes for all generations,
situated within a 10 minute walk of the town centre.

LOCATION & SITE MAP

MAPS ARE NOT TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY



HOUSE
TYPE
KEY



the **WILLOW**



the **SYCAMORE**



the **LARCH**



the **ROWAN
TOWNHOUSES**



the **BIRCH**



the **SPRUCE**



the **HAZEL
TOWNHOUSES**



OUT AND ABOUT



KEEPING ACTIVE

Comber Bowling Club	.....0.1 mile
Comber Leisure Centre	.....0.6 mile
Comber Greenway Start Point	.....0.6 miles
North Down Cricket Club	.....0.4 mile
Laurel Bank Park	.....0.2 miles
Scrabo Golf Club	.....3.8 miles
Ards RFC	.....3.6 miles
Scrabo Country Park	.....3.6 miles

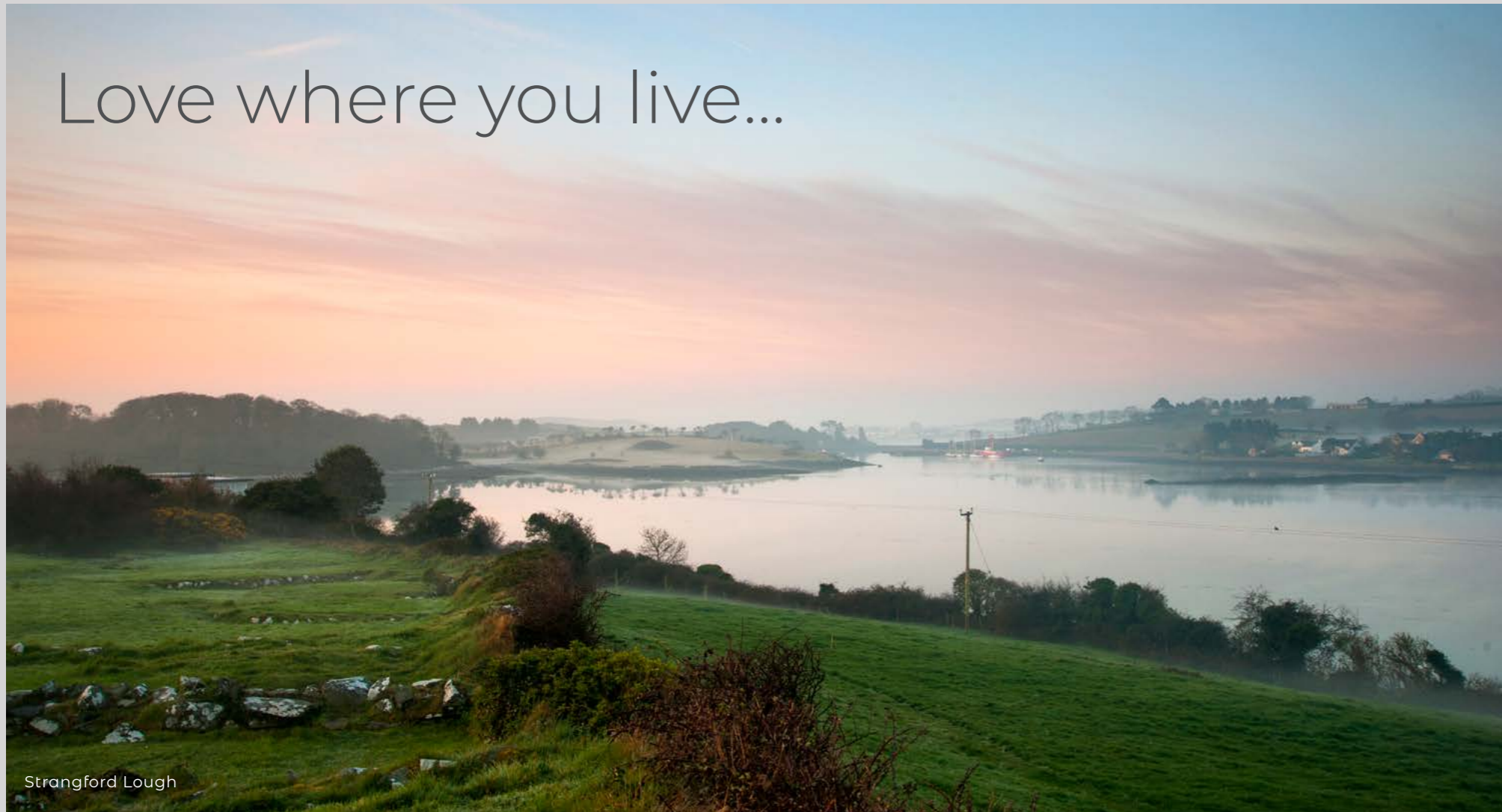
THE SCHOOL RUN

Andrew's Memorial PS	.....0.5 mile
Comber PS	.....0.8 mile
St. Mary's PS	.....1.0 mile
Nendrum College	.....1.0 mile

SHOPPING

Tesco Express	.....0.9 mile
Supervalu	.....0.9 mile
Comber Square	.....0.9 mile

Love where you live...



Strangford Lough



Castle Espie



Comber - Steeped in History



The Poachers Pocket



Comber Greenway



Killinchy, Strangford Lough

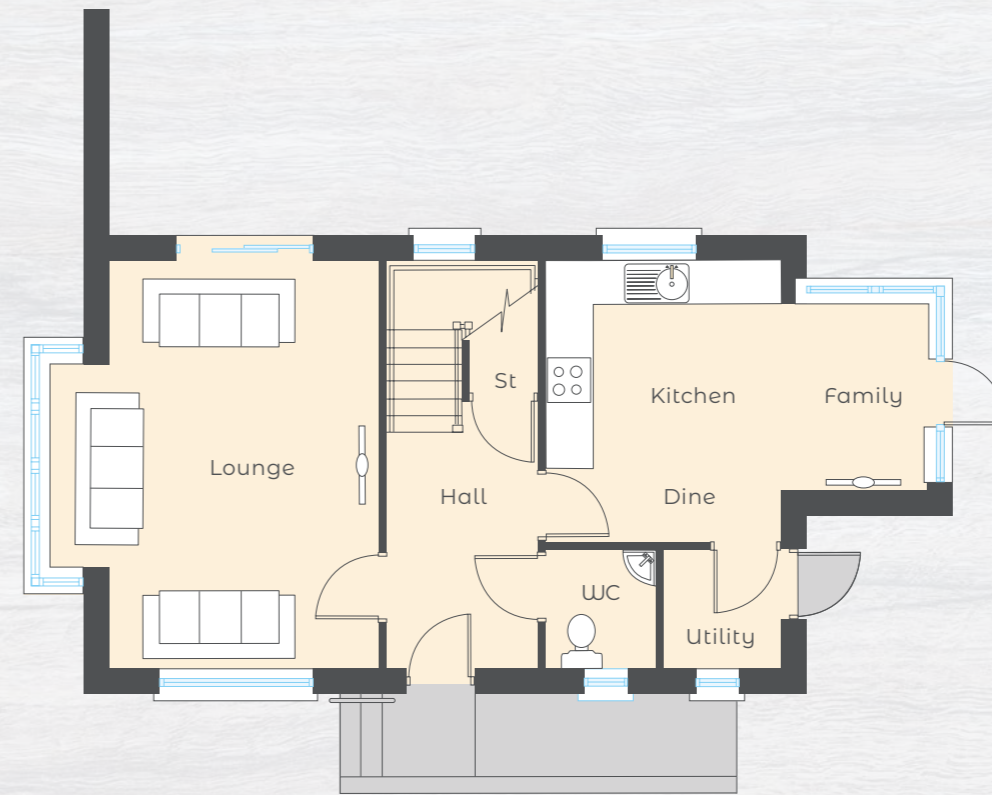


the WILLOW

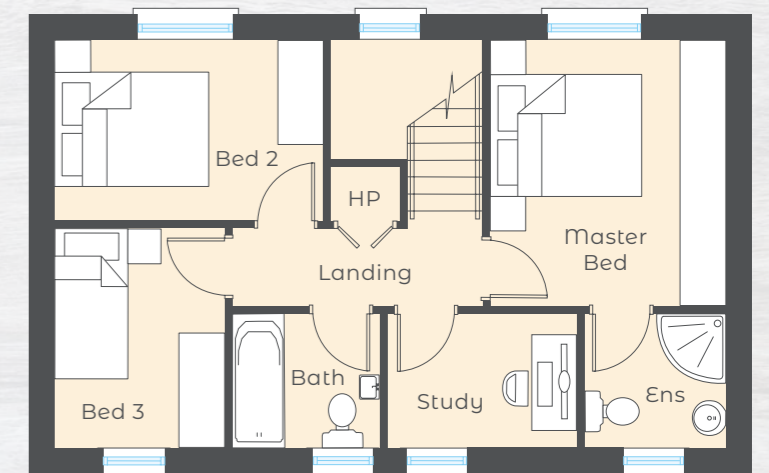
3 Bedroom | Detached
 Total Area: 1096 sq ft approx
 Site no. 1



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC			
Lounge + Bay max	ft 17'6" x 11'7"	m 5.36 x 3.55	
Kitchen | Dining	ft 12'1" x 10'2"	m 3.69 x 3.09	
Family	ft 8'0" x 5'8"	m 2.44 x 1.79	

FIRST FLOOR

Master Bedroom	ft 11'5" x 10'2"	m 3.50 x 3.09
Ensuite	ft 6'1" x 5'8"	m 1.85 x 1.76
Bedroom 2	ft 11'7" x 7'8"	m 3.55 x 2.37
Bedroom 3	ft 9'5" x 7'4"	m 2.89 x 2.25
Study	ft 8'2" x 5'8"	m 2.50 x 1.76
Bathroom	ft 6'4" x 5'8"	m 1.95 x 1.76

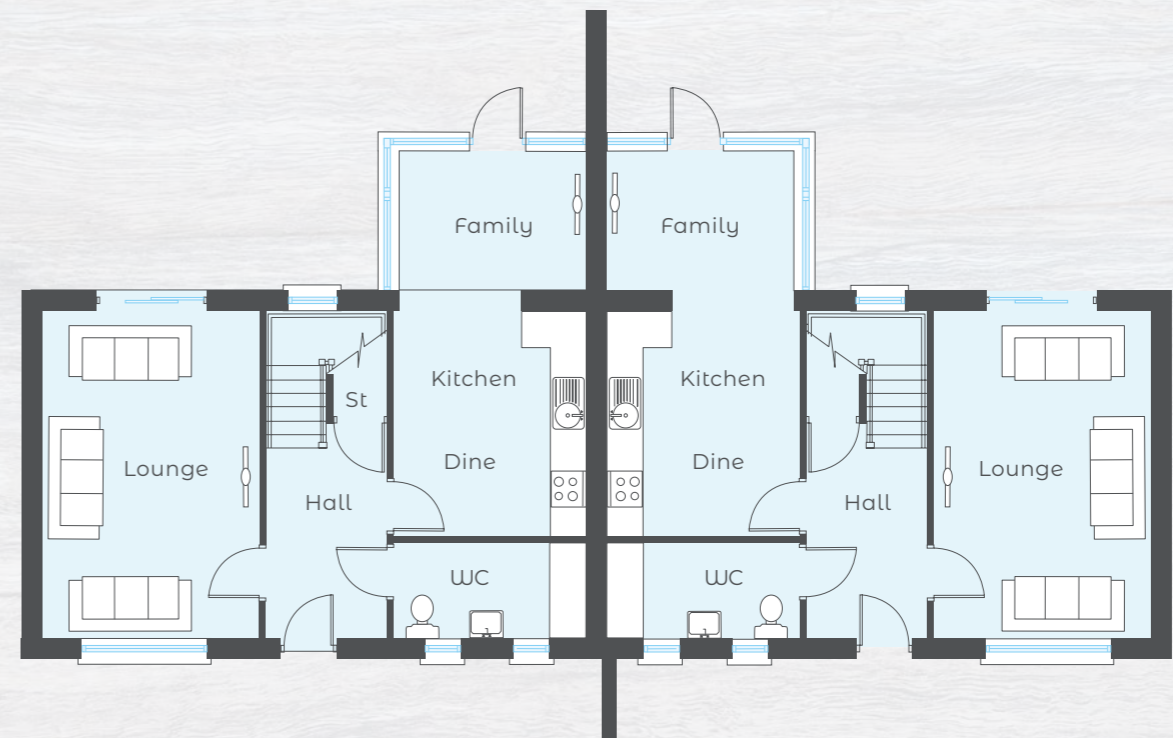


the SYCAMORE

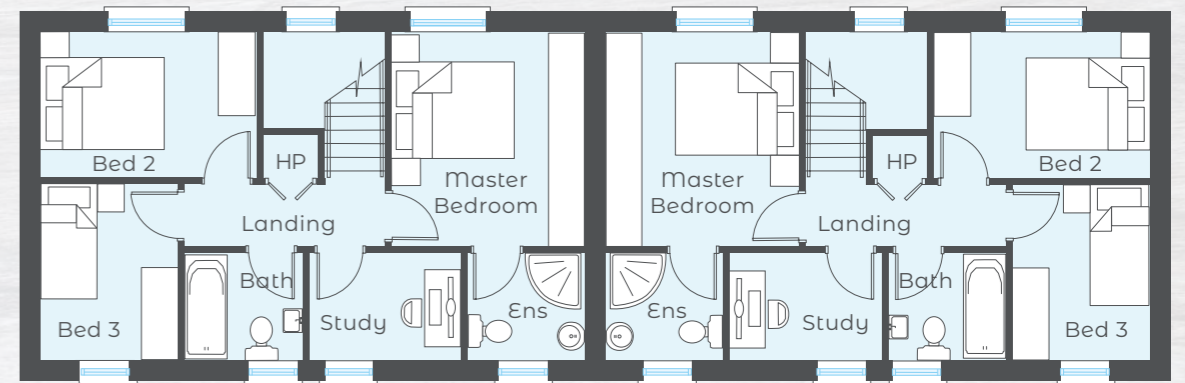
3 Bedroom | Semi-Detached
 Total Area: 1108 sq ft approx
 Site nos. 2, 3



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC		
Lounge	ft 17'6" x 11'7"	m 5.36 x 3.55
Kitchen | Dining	ft 12'1" x 10'3"	m 3.69 x 3.15
Family	ft 10'1" x 8'6"	m 3.06 x 2.62

FIRST FLOOR

Master Bedroom	ft 11'5" x 10'4"	m 3.50 x 3.16
Ensuite	ft 6'3" x 5'8"	m 1.91 x 1.76
Bedroom 2	ft 11'6" x 7'8"	m 3.55 x 2.37
Bedroom 3	ft 9'5" x 7'4"	m 2.89 x 2.25
Study	ft 8'2" x 5'8"	m 2.50 x 1.76
Bathroom	ft 6'4" x 5'8"	m 1.95 x 1.76

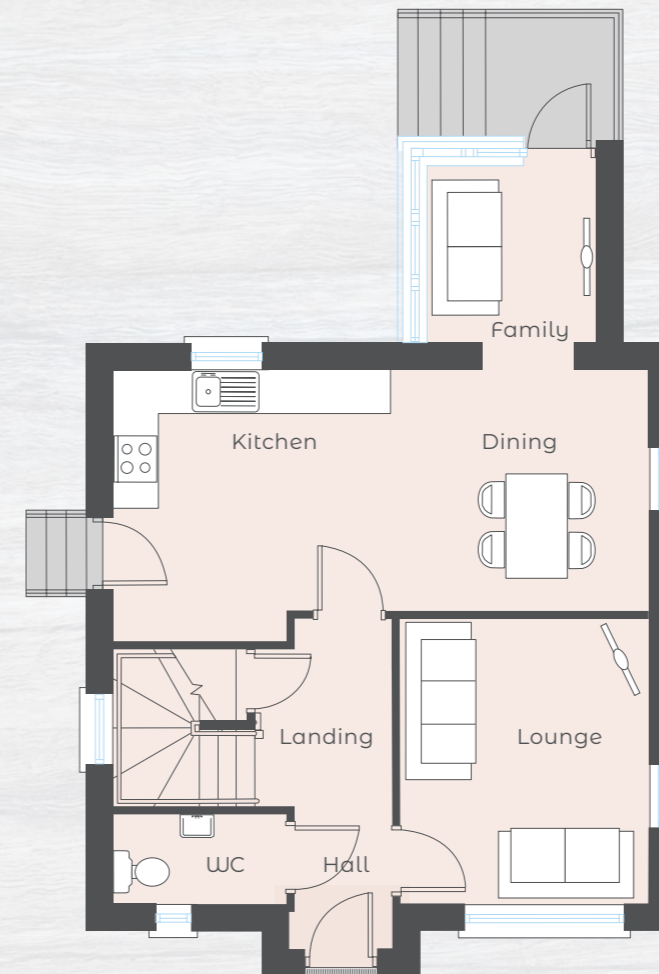


the LARCH

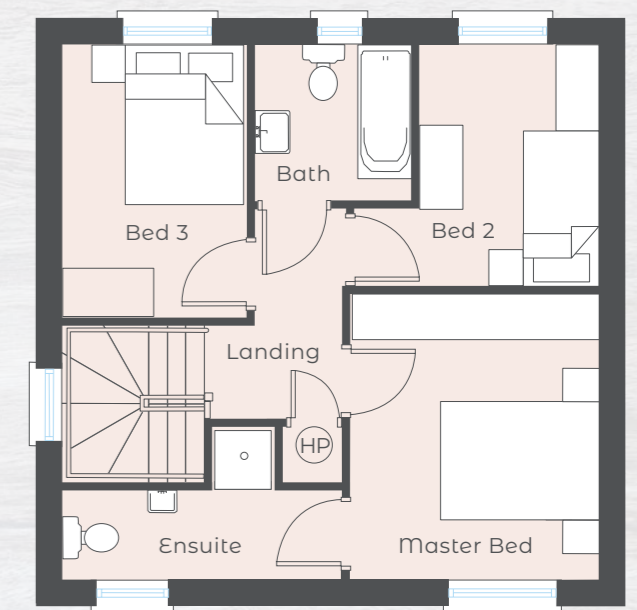
3 Bedroom | Detached
 Total Area: 1030 sq ft approx
 Site no. 4



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 11'8" x 10'5"	m 3.65 x 3.16	
Kitchen	ft 12'6" x 10'1"	m 3.82 x 3.07	
Dining	ft 10'1" x 9'10"	m 3.07 x 3.00	
Family	ft 7'6" x 7'1"	m 2.28 x 2.15	

FIRST FLOOR

Master Bedroom	ft 11'8" x 10'5"	m 3.65 x 3.16
Ensuite	ft 11'8" x 3'9"	m 3.56 x 1.15
Bedroom 2	ft 10'1" x 7'5"	m 3.07 x 2.27
Bedroom 3	ft 11'4" x 7'7"	m 3.47 x 2.35
Bathroom	ft 6'6" x 6'6"	m 2.00 x 2.00



the ROWAN TOWNHOUSES

Type C

2 Bedroom | Townhouse
 Total Area: 811 sq ft approx
 Site nos. 5, 7, 9, 11

Type B

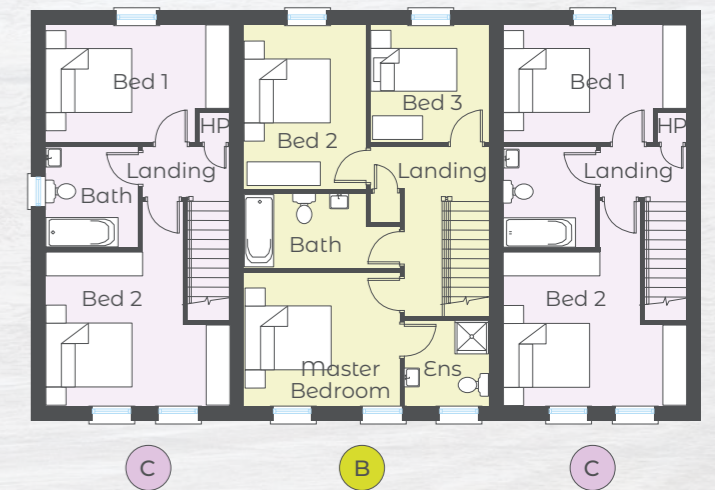
3 Bedroom | Townhouse
 Total Area: 952 sq ft approx
 Site nos. 6, 8, 10



GROUND FLOOR



FIRST FLOOR



TOWNHOUSE TYPE C-SITE NOS. 5, 7, 9, 11

GROUND FLOOR

Entrance Hall			
Living	ft 15'8" x 10'7"	m 4.81 x 3.25	
Kitchen | Dining	ft 14'3" x 13'3"	m 4.35 x 4.05	

FIRST FLOOR

Bedroom 1	ft 14'3" x 9'1"	m 4.35 x 2.75
Bedroom 2	ft 14'3" x 12'3"	m 4.35 x 3.73
Bath	ft 7'8" x 7'2"	m 2.38 x 2.20

TOWNHOUSE TYPE B-SITE NOS. 6, 8, 10

GROUND FLOOR

Entrance Hall		
Living	ft 15'8" x 10'8"	m 4.81 x 3.29
Kitchen | Dining	ft 14'4" x 13'3"	m 4.39 x 4.05

FIRST FLOOR

Master Bedroom	ft 12'1" x 10'3"	m 3.67 x 3.13
Ensuite	ft 6'6" x 6'6"	m 2.00 x 1.99
Bedroom 2	ft 12'6" x 9'4"	m 3.85 x 2.87
Bedroom 3	ft 9'2" x 9'1"	m 2.79 x 2.75
Bath	ft 12'1" x 5'9"	m 3.67 x 1.78

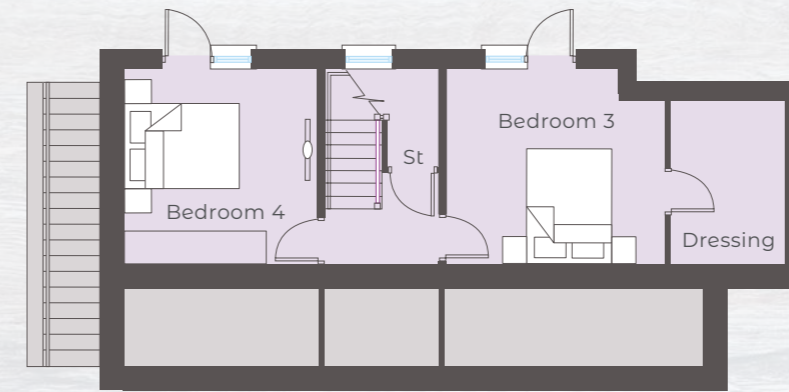


the BIRCH

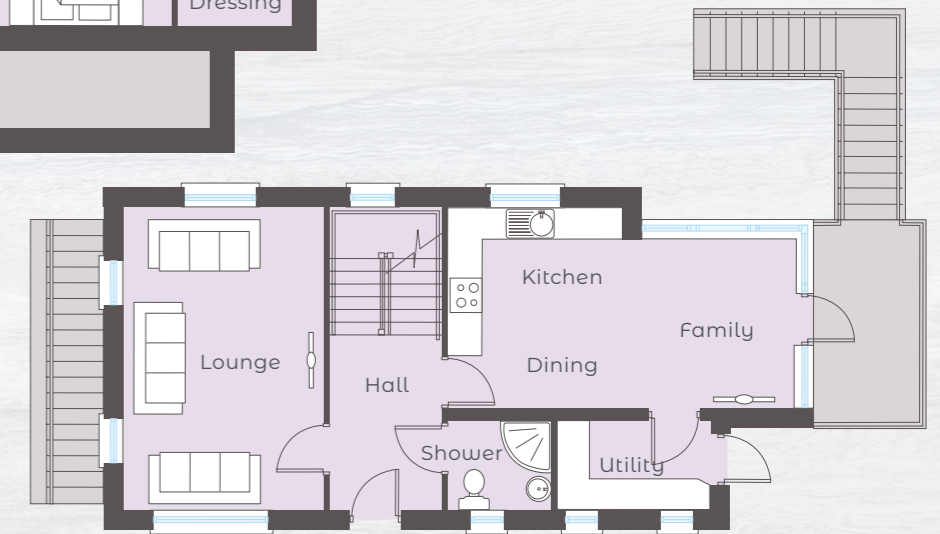
4 Bedroom | Detached
 Total Area: 1494 sq ft approx
 Site no. 12



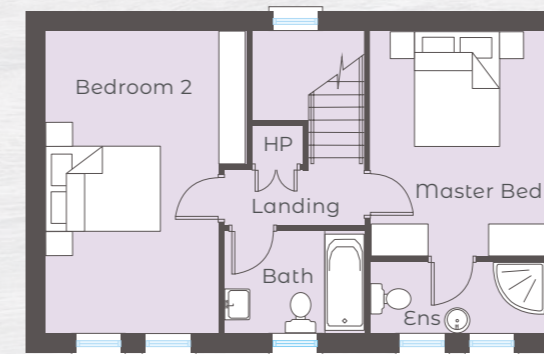
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

Bedroom 3	ft 12'8" x 11'4"	m 3.88 x 3.46
Dressing	ft 9'5" x 6'6"	m 2.90 x 2.00
Bedroom 4	ft 11'4" x 11'2"	m 3.46 x 3.40

GROUND FLOOR

Entrance Hall		
Lounge	ft 17'6" x 11'6"	m 5.36 x 3.55
Kitchen | Dining	ft 11'7" x 10'1"	m 3.56 x 3.09
Family	ft 10'1" x 9'10"	m 3.08 x 3.00
Utility	ft 8'10" x 5'2"	m 2.73 x 1.58
Shower Room	ft 5'10" x 5'2"	m 1.80 x 1.58

FIRST FLOOR

Master Bedroom	ft 13'1" x 10'1"	m 4.00 x 3.09
Ensuite	ft 10'1" x 4'1"	m 3.09 x 1.26
Bedroom 2	ft 17'6" x 11'6"	m 5.36 x 3.55
Bathroom	ft 8'2" x 5'10"	m 2.50 x 1.81

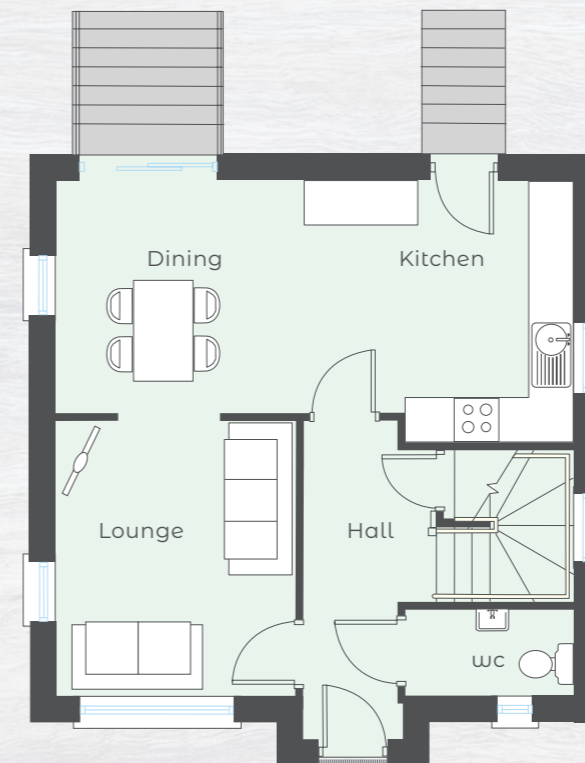


the SPRUCE

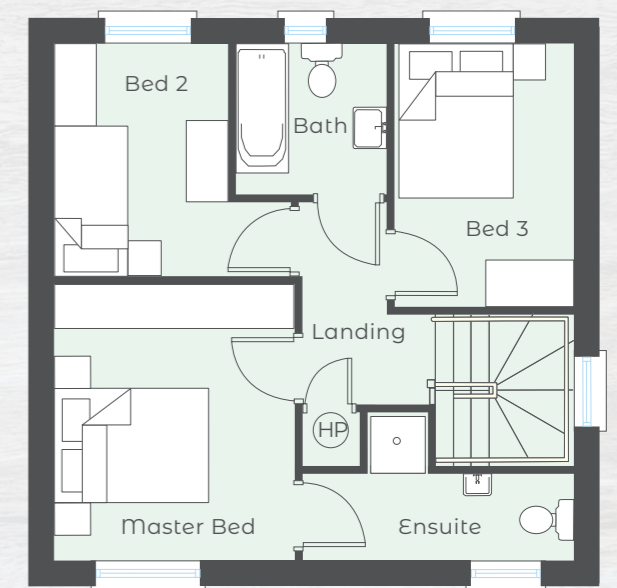
3 Bedroom | Detached
 Total Area: 980 sq ft approx
 Site no. 14



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 11'10" x 10'4"	m 3.65 x 3.16	
Kitchen	ft 12'6" x 10'1"	m 3.82 x 3.07	
Dining	ft 10'1" x 9'10"	m 3.07 x 3.00	

FIRST FLOOR

Master Bedroom	ft 11'10" x 10'4"	m 3.65 x 3.16
Ensuite	ft 11'7" x 3'8"	m 3.56 x 1.15
Bedroom 2	ft 10'1" x 7'5"	m 3.07 x 2.27
Bedroom 3	ft 11'4" x 7'7"	m 3.47 x 2.35
Bathroom	ft 6'6" x 6'6"	m 2.00 x 2.00

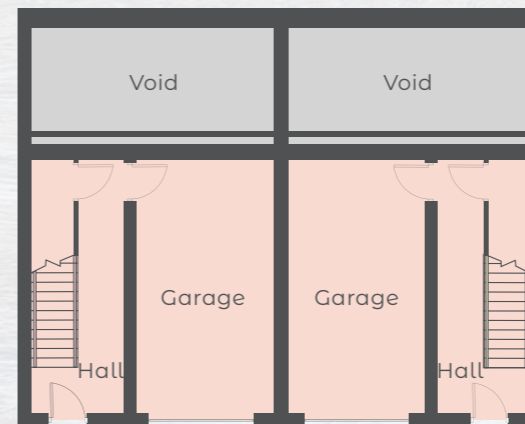


the HAZEL TOWNHOUSES

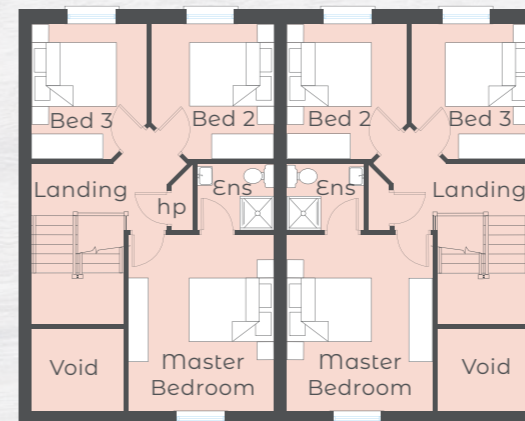
3 Bedroom | Townhouse
 Total Area: 1507 sq ft approx inc. garage
 Site nos. 15-22



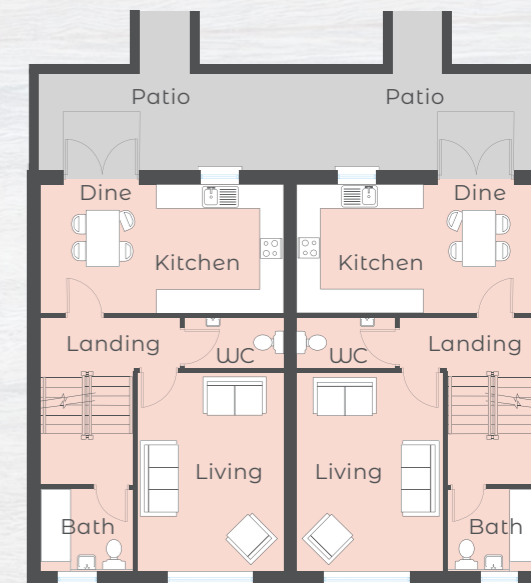
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall		
Garage	ft 19'7" x 10'8"	m 6.04 x 3.24

SECOND FLOOR

Master Bedroom	ft 13'8" x 11'3"	m 4.20 x 3.44
Ensuite	ft 6'1" x 5'2"	m 1.84 x 1.59
Bedroom 2	ft 10'5" x 9'6"	m 3.20 x 2.91
Bedroom 3	ft 10'5" x 8'9"	m 3.20 x 2.72

FIRST FLOOR

Kitchen | Dine	ft 18'9" x 10'0"	m 5.74 x 3.05
Living	ft 15'6" x 11'3"	m 4.74 x 3.44
Bathroom	ft 7'2" x 6'4"	m 2.20 x 1.96



SPECIFICATION

Kitchen and Utility (Where applicable)

- Choice of door styles, handles and worktops available from a selected range
- Tiling between worktops and high level units
- Integrated appliances to include single oven, hob, extractor, integrated fridge freezer, integrated dishwasher, washing machine, tumble dryer or washer dryer (where applicable)

Bathroom, Ensuite and WC

- Modern White sanitary ware with contemporary chrome taps and fittings
- Bath with shower, screen and modern chrome mixer taps in Bathroom
- Chrome heated towel rail in Bathroom
- Wall tiling around bath and splashback to basin in Bathroom
- White shower tray with chrome mixer valve and rain drench shower head to Ensuite
- Tiling above shower cubicle and splashback to basin in Ensuite
- Chrome heated towel rail to Ensuite
- Tiled splashback to basin in WC

Exterior

- Brick & painted render exterior finish
- Black concrete roof tiles
- Black composite front door
- White uPVC double glazed windows
- White uPVC fascia with black aluminium seamless guttering
- Paved patio area to rear
- Vertical board fencing to sides and rear as appropriate
- Gardens sown out in grass seed and landscaped flowerbeds
- Outside water tap
- Front and rear door lights
- Door bell

Interior

- Oak internal doors with modern satin chrome door furniture
- Skirting boards and architraves will be painted white
- Painted balustrades and handrail to staircase
- Walls and ceilings painted in neutral colour emulsion
- LV downlights to Lounge, Kitchen, Ensuite, Bathroom & Cloakroom
- Mains smoke alarms and heat detectors
- Carbon monoxide detector fitted
- Wiring for Sky to Lounge
- Security alarm fitted
- Pressurised water system
- Extensive range of electrical sockets and tv points

Flooring

- Choice of floor tiling for Kitchen, Hall, Utility, WC, Bathroom and Ensuite
- Choice of carpet with underlay for Lounge, Stairs, Landing and Bedrooms

Heating

- Energy efficient gas combi boiler
- Thermostatically controlled room thermostats and radiators
- Focal point wall mounted electric fire fitted to Lounge

Warranty

- NHBC 10 Year Warranty

Management Company

- There will be a management company formed of which each purchaser will be a shareholder and will be charged a yearly fee to maintain the green areas in the development.

Whether you are a growing family, a first time buyer, or downsizing, there is a quality home to suit your needs at Glenwood.

Open plan layouts and carefully considered design give an immediate sense of space and relaxation.

Well designed and comfortable living spaces and bedrooms create the perfect retreat at the end of a busy day.





CGI shown for illustration purposes only



GLENWOOD

Discover a new way of living at Glenwood – a safe and welcoming neighbourhood to enjoy for years to come.



GLENWOOD

GLEN ROAD, COMBER

DEVELOPER



Tel: 028 9044 8237

SELLING AGENT



Tel: 07540 117476

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

B L O C K
creative property marketing