

**RODGERS  
&  
BROWNE**

Apt 4 Ardnalvalley Avenue  
Ballydrain Road, Comber, BT23 5WW

*offers over £220,000*



### *The Owner's Perspective...*

"Mum and dad absolutely loved the apartment from the very day they saw it. They just knew it was for them...they had that 'feeling'.

It's such a peaceful area, with fantastic neighbours and all the amenities close by, which is a bonus. There really is a beautiful, homely, cosy feel to this apartment. As well as being fabulously light and bright. Something which I will always miss.

I really hope whoever chooses this apartment as their own will have as much joy and contentment as mum and dad had in their final years.



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Entrance porch



Living room



Entrance hall

*The facts you need to know...*

Beautifully appointed ground floor apartment set amidst the renowned Ardnavalley Development

Designed to replicate a Voysey Design which was very much an Arts & Crafts reflection

Deceptively spacious and extending to c.1,140 sq ft

Living room with feature bay window opening to dining

Contemporary kitchen including an array of integrated appliances

Three bedrooms, main with ensuite shower room

Modern bathroom

Gas fired central heating

PVC double glazed windows

Private parking for one car plus visitors parking

Only minutes from the renowned Comber Village which boasts an array of amenities

Belfast City Centre is easily accessible via main routes



Modern kitchen



Living room opening to dining

*The property comprises...*

**GROUND FLOOR**

Glazed communal door to:

**PRIVATE COMMUNAL ENTRANCE HALL**

Solid oak door to:

**APARTMENT 4**

**ENTRANCE PORCH**

Walnut effect flooring, small sitting area, solid panelled door to:

**ENTRANCE HALL**

Walnut effect flooring. Cloak cupboard plus additional storage.

**LIVING ROOM OPEN TO DINING**

25' 2" x 15' 3", narrowing to 11' 4" (into bay window) (7.67m x 4.65m)

Bright, spacious accommodation contemporary wall mounted electric fire, Futronix lighting system.

**MODERN KITCHEN**

16' 3" x 7' 7" (4.95m x 2.31m)

Extensive range of high and low level two tone cupboards finished in cream and wood effect. Pelmet lighting, wood effect worktops, integrated Bosch four ring gas hob, stainless steel extractor over, integrated dishwasher, fridge freezer and oven, one and a half sink unit with mixer tap, ceramic tiled floor, part tiled walls, low voltage lighting, concealed gas boiler.



Main bedroom

**MAIN BEDROOM**

14' 8" (at widest points) x 10' 0" (4.47m x 3.05m)

**ENSUITE SHOWER ROOM**

6' 5" x 5' 8" (1.96m x 1.73m)

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, one and a half pedestal wash hand basin and mixer tap, part tiled walls, ceramic tiled floor, low voltage lighting, extractor fan.

**BEDROOM (2)**

12' 2" x 8' 5" (3.71m x 2.57m)

Walnut effect flooring.

**BEDROOM (3)/STUDY/WALK-IN WARDROBE**

14' 5" x 7' 1" (4.39m x 2.16m)

Including extensive range of built-in open, railings and drawers. Walnut effect flooring.

**BATHROOM**

8' 3" x 7' 2" (2.51m x 2.18m)

White suite comprising panelled shower bath with curved shower screen and thermostatically controlled shower unit, low flush wc, wall mounted sink unit and mixer with cabinet below, part tiled walls ceramic tiled floor, low voltage lighting. Warmflow hot water tank and shelving.

**Outside**

Private carparking for one car. Visitors parking spaces.

Communal gardens. Concealed bin store.



Ensuite shower room



Bedroom two



Bathroom

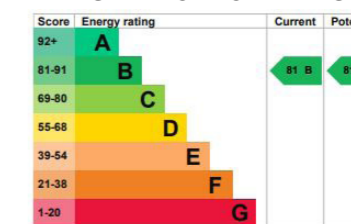


Bedroom three/study/walk-in wardrobe

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?			X
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?			X
Any mining or quarrying nearby?			X
Any restrictive covenants in Title?	X		

**ENERGY EFFICIENCY RATING (EPC)**



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold - Management Fees £1,800 pa

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £2,244 pa

**VIEWING:** By appointment with **RODGERS & BROWNE**.

## Location

Travelling from Comber Square out Killinchy Street pass through the roundabout onto Killinchy Road, first main left into Ballydrain Road, first left into Ardnavalley Park, first right into Ardnavalley Avenue and the Apartment Complex is on your left.



Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Sales  
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EXPERIENCE | EXPERTISE | RESULTS

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