

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 OLD DISTILLERY, PARK WAY,  
NEWTOWNARDS, COMBER, BT23**

**OFFERS AROUND £164,950**





Located in the charming area of Old Distillery, Park Way, Comber, this delightful townhouse offers a perfect blend of comfort and style. Featuring a spacious open-plan living and dining area that flows into the fitted kitchen.

With two spacious bedrooms and benefiting from a family bathroom and en-suite on the first floor and a convenient downstairs W/C - this townhouse provides the perfect space for a small family, a couple, or even as an investment opportunity.

Situated in a quiet development, residents can enjoy peace of mind along with the convenience of parking facilities. Whether you're a first-time buyer looking for a starter home, downsizing to a more manageable space, or seeking a lucrative investment, this property offers a versatile opportunity to suit your needs.

Don't miss out on the chance to make this charming property your own and experience the best of modern living in a tranquil setting.



## Key Features

- Beautifully Presented Townhouse Within Walking Distance To Comber Town Centre
- Large Living/Dining Space Open Plan To Modern Fitted Kitchen
- Two Spacious Bedrooms, Master With En-Suite
- Family Bathroom On First Floor And Downstairs W/C
- A Quiet Development With Unallocated Parking
- Located In The Centre Of Comber Close To Local Amenities, Schools, And Main Arterial Routes
- Gas Fired Central Heating & uPVC Double Glazing Windows
- Perfect Opportunity for a First Time Buyer, Down Sizing or Investment



## Accommodation

### Comprises:

#### Hall

Tiled floor.

#### Living Room

18'9" x 17'7"

Wood laminate flooring, electric fire with tiled hearth and wooden mantle, bay window and built in storage.

#### Kitchen

9'0" x 9'6"

Range of high and low level units, laminate effect work surfaces, single stainless steel sink with mixer tap and drainer, four ring gas hob, integrated grill and oven, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher, part tiled walls and tiled floor.

#### W.C

White suite comprising semi-pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, extractor fan, tiled floor and built in storage.

#### Landing

Velux window and built in storage.

#### Bedroom 1

11'5" x 10'8"

Double bedroom.

#### En-Suite

White suite comprising shower cubicle with overhead shower and sliding glass doors, low flush wc, semi pedestal wash hand basin with mixer tap and tiled splashback, part PVC panelled walls, recessed spotlighting, extractor fan, tiled floor and Velux window.

#### Bedroom 2

14'7" x 7'1"

#### Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, semi-pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, extractor fan, tiled floor and Velux window.

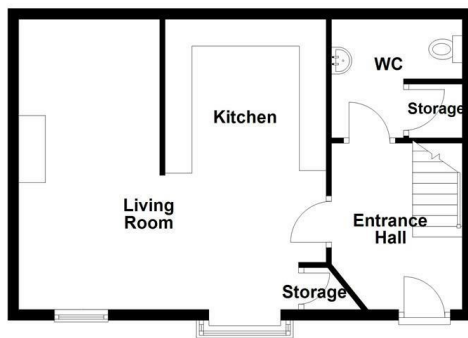
#### Other

Management Fee - £25 per month.  
Rates - £1,096.44 per annum approx.  
(2024-2025)

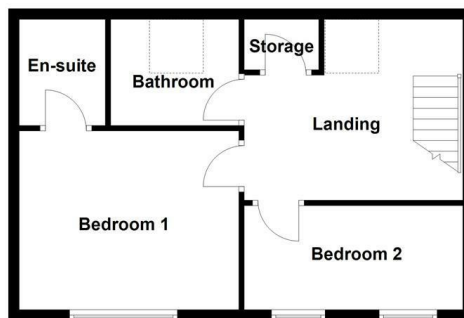




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

ULSTERPROPERTYSALES.CO.UK

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