

**Tim Martin**  
— .co.uk



**1 Little Enler Lane  
Comber  
BT23 5ZW**

**Rent  
£895 Per Month**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A beautifully presented and modern end townhouse, set within the ever popular Emler Village development on the outskirts of Comber's bustling village, yet within a convenient commute to Newtownards, Dundonald and Belfast city centre.

The accommodation is bright and spacious throughout comprising of a beautifully appointed lounge, modern fitted kitchen / dining area with an excellent range of integrated appliances, downstairs WC, three excellent sized bedrooms and a principal bathroom, fitted with a modern white suite. The property is further complimented by gas fired central heating, double glazed windows in PVC frames and is available on an unfurnished basis.

The property is approached by a spacious driveway providing parking for 2 cars, whilst enclosed rear gardens are laid out in lawn with a paved patio area, providing excellent entertaining space all year round.

Comber village is thriving with local boutiques, coffee shops and restaurants, whilst an excellent choice of primary and secondary schools are all within walking distance. The Comber Greenway is within close proximity boasting scenic walks and cycles into Belfast.

RENT: £895.00 per month

RATES: Paid by landlord

DEPOSIT: £895.00

NB: This property will be let unfurnished.

- Beautifully Presented End Townhouse In The Ever Popular Emler Village
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Three Excellent Sized Bedrooms
- Ground Floor WC And First Floor Bathroom Fitted With White Sanitary Ware
- Gas Fired Central Heating And uPVC Double Glazing
- Driveway Providing Parking For 2 Cars And Enclosed Rear Gardens With Paved Patio Area
- Within Walking Distance Of Comber Village, Local Schools And Public Transport
- Convenient Commuting Distance To Newtownards, Dundonald And Belfast City Centre

### ENTRANCE HALL:

PVC entrance door; tiled floor;

### LOUNGE:

**16'8" x 12'5" max meas (5.08m x 3.78m max meas)**

TV and telephone connection points;

### KITCHEN / DINING AREA:

**16'4" x 8'10" (4.98m x 2.69m )**

Range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Flavel electric under oven with four ring ceramic hob; integrated fridge / freezer, dishwasher and washing machine; formica worktops; tiled splashback and tiled floor; glazed sliding door to rear;

### WC:

**5'4" x 3'5" (1.63m x 1.04m)**

Modern white suite comprising close coupled wc and wall mounted wash hand basin; tiled floor;

### FIRST FLOOR / LANDING:

Access to roofspace; hotpress with Valliant gas fired boiler;

### BEDROOM (1):

**13'1" x 8'6" (3.99m x 2.59m )**

TV and aerial connection points;

### BEDROOM (2):

**9'1" x 7'4" (2.77m x 2.24m )**

Built-in wardrobes with mirrored sliding doors; tv aerial connection point;

### BEDROOM (3):

**12'5" x 8'6" (3.78m x 2.59m)**

TV and telephone connection points;

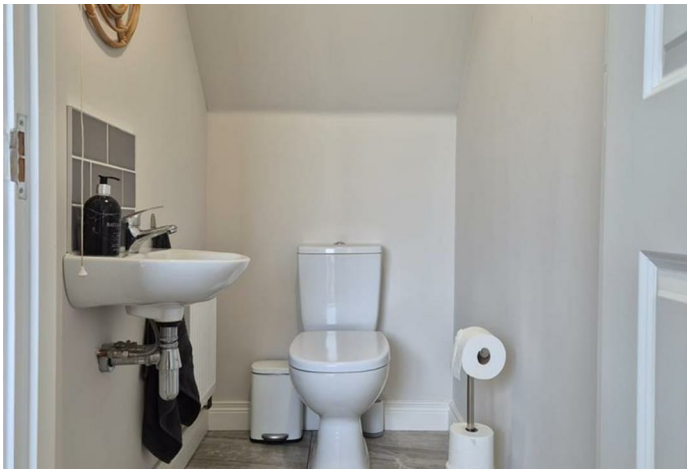
### BATHROOM:

**7'4" x 7'2" (2.24m x 2.18m)**

Stunning white suite comprising panelled bath with thermostatically controlled mixer tap and shower unit; wall mounted telephone shower attachment; close coupled wc; semi-pedestal wash hand basin; part tiled walls; tiled floor; towel radiator; extractor fan;

### OUTSIDE:

Driveway providing parking for 2 cars; front gardens laid out in lawn; enclosed rear garden laid out in lawn; paved patio area; outside light and water tap;







**OPEN VIEWING** TUESDAY 2 JULY  
4.30 - 5 PM







**1 LITTLE ENLER LANE  
COMBER  
BT23 5ZW**

**Tim Martin**  
\_co.uk







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.