

Tim Martin
— .co.uk



**3 The Mews
Comber
BT23 5RW**

**Rent
£700 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A well presented first floor apartment ideally situated in the heart of Comber town centre with many local amenities on your doorstep.

The property is fitted with Economy 7 heating and double glazing and boasts bright and spacious accommodation comprising of a lounge, newly fitted modern kitchen, two excellent sized bedrooms and bathroom, fitted with a modern white suite. Outside there is designated parking for 1 car.

Comber enjoys a wealth of local boutiques, coffee shops, restaurants, primary and secondary schools and a leisure centre. Close proximity to the Comber by-pass allows for a convenient commute to Newtownards, Dundonald and Belfast city centre by both car and public transport.

RENT: £700.00

RATES: Landlord pays rates

DEPOSIT: £700.00

- Well Presented First Floor Apartment
- Bright and Spacious Lounge
- Newly Fitted Modern Kitchen
- Two Excellent Sized Bedrooms
- Bathroom Fitted with a Modern White Suite
- Economy 7 Heating and Double Glazing
- Designated Parking For 1 Car
- Situated In the Heart of Comber Village Close to Many Local Amenities and Public Transport
- Ideally Located Within Convenient Commuting Distance to Newtownards, Dundonald and Belfast
- Available Immediately on an Unfurnished Basis

Entrance Hall

Glazed upvc entrance door; tiled floor; glazed door through to:

Lounge

13'10 x 11'8 (max meas) (4.22m x 3.56m (max meas))

TV and telephone connection points;

Kitchen

11'3 x 7'2 (3.43m x 2.18m)

Good range of modern high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated electric under oven with Lamona 4 ring ceramic hob; extractor hood over; Beko washing machine; Bush fridge / freezer; laminate worktops; part tiled walls; wood laminate floor;

Rear Hallway

Cloakroom

Bedroom 1

9'9 x 6'9 (2.97m x 2.06m)

Bedroom 2

13'1 x 9'10 (3.99m x 3.00m)

Built-in wardrobe;

Bathroom

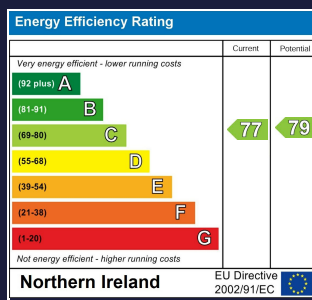
9'9 x 6'0 (2.97m x 1.83m)

Modern white suite comprising curved panelled bath with mono mixer tap; Mira Go electric shower unit and wall mounted telephone shower attachment; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; built-in storage cupboard; hotpress with lagged copper cylinder; pvc wall cladding; tiled floor;

Outside

Designated parking for 1 car;





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.