

Tim Martin
— .co.uk



12 Enler Drive
Comber
BT23 5DR

Offers Around
£169,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A well presented semi detached property, situated within this popular residential development, close to the bustling village of Comber.

The property enjoys bright and spacious accommodation which is ideal for the first time buyer, young couple or family and is fitted with oil fired central heating and uPVC double glazing. The ground floor comprises of a spacious lounge with open fire and a modern fitted kitchen with dining area, whilst the first floor enjoys three excellent sized bedrooms and a bathroom fitted with a modern white suite.

Outside, a spacious driveway provides excellent off street parking. Front and rear gardens are easily maintained and provide excellent amenity space for all.

The property is within walking distance to Comber's host of amenities including Comber Cricket Club, primary and secondary schools, shops, eateries and leisure centre. An excellent public transport service, and road network, allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre, as well as schools in the surrounding towns and Belfast.

FEATURES

- Well Presented Semi Detached Property Perfect for the First Time Buyer, Young Couple or Family
- Bright and Spacious Lounge with Open Fire
- Modern Fitted Kitchen with Dining Area
- Three Excellent Sized Bedrooms
- Bathroom with Modern White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Providing Excellent Off Street Parking
- Easily Maintained Front and Rear Gardens
- Within Walking Distance to Comber Village, Schools, Cricket Club and Leisure Centre
- Excellent Public Transport and Road Network Close By Allowing for a Convenient Commute into Dundonald and Belfast City Centre

Entrance Hall

Black Pvc entrance door with glazed side panels; telephone connection point.

Lounge

14'0" x 10'10" (4.27 x 3.3)

Red brick fire surround with tiled slate hearth; television aerial point; corniced ceiling.

Kitchen / Dining Area

17'2" x 9'9" (5.23 x 2.97)

Modern light oak high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; 'Beko' electric under oven with electric four ring hob; modern brushed steel extractor hood over; part ceramic tiled walls; formica worktops; wine rack; part laminate tile effect flooring; Pvc double glazed door to rear; under stair storage / cloakroom.

First Floor / Landing

Access to roofspace.

Bedroom 1

13'11 x 9'0 (4.24m x 2.74m)

Bedroom 2

9'8 x 7'11 (2.95m x 2.41m)

Hotpress with insulated copper cylinder; built-in storage cupboard.

Bedroom 3

10'9 x 10'0 (3.28m x 3.05m)

Bathroom

6'1" x 5'5" (1.85 x 1.65)

Modern white suite comprising panelled bath with chrome taps; 'Triton' electric shower unit with wall mounted telephone shower attachment; glass shower screen; pedestal wash hand basin; dual flush wc; part ceramic tiled walls; vinyl flooring.

Gardens

Fully enclosed paved and pebbled rear garden; outside light and water tap; pvc oil storage tank; enclosed oil fired boiler. To the front of the property there is a bitmac driveway with ample parking to side; pebbled area to front with areas laid out in shrubs.

Capital Rateable Value

£100.00. Rates Payable = £954.00 per annum (approx)

Tenure

Leasehold - 10,000 years from 19th November 1975

Ground Rent

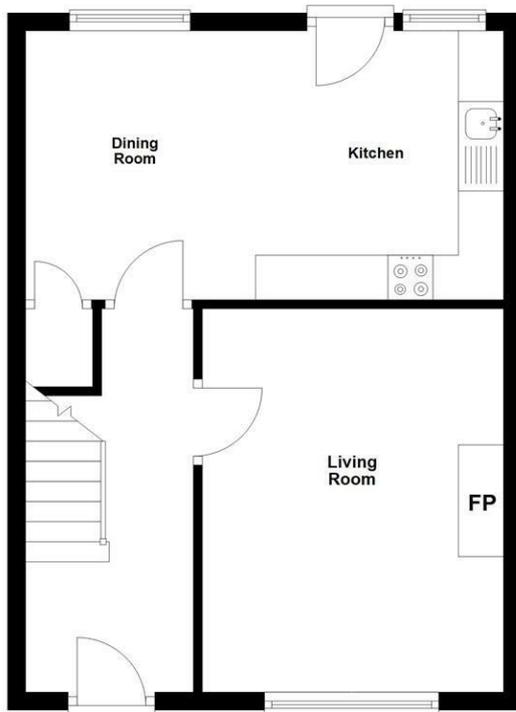
£70.00 per annum

Viewing

By Appointment With The Agent

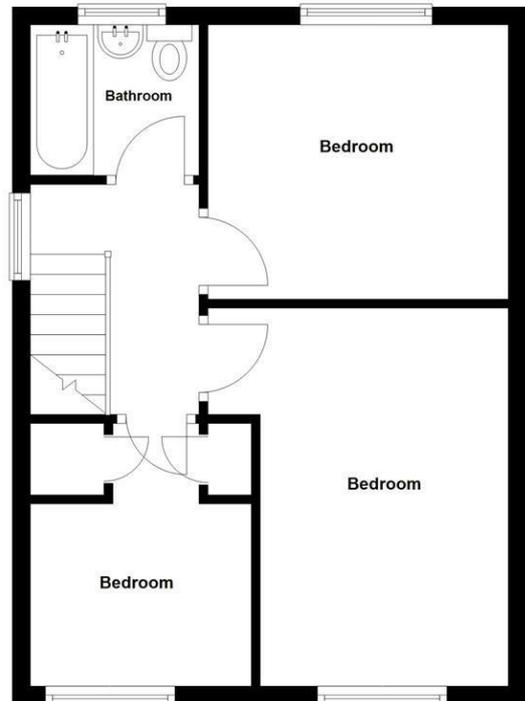
Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor

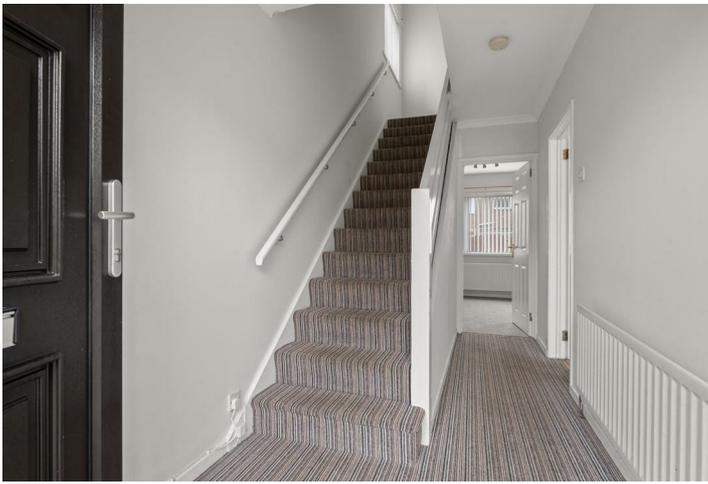
Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

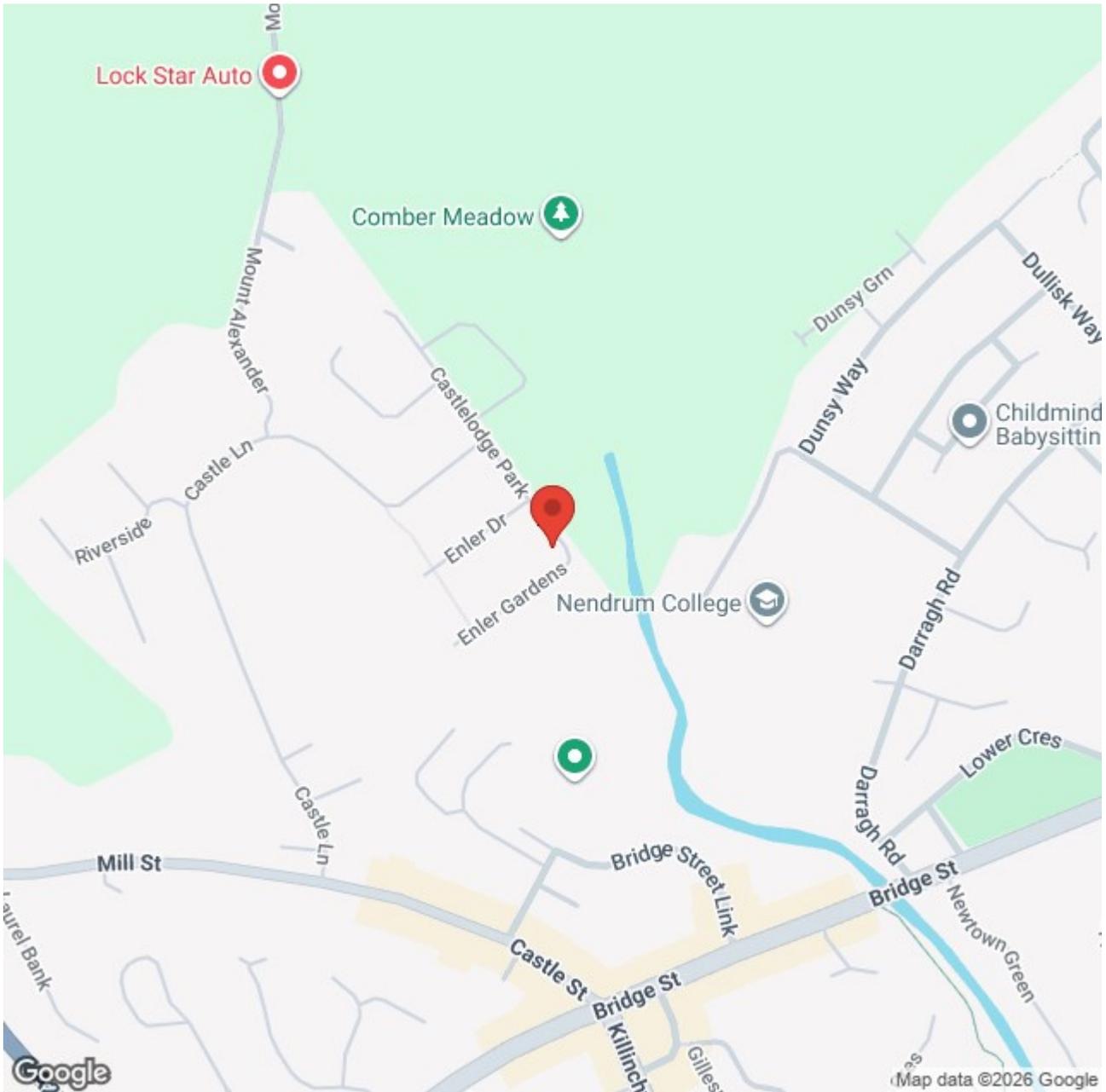
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

12 Enler Drive, Comber









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.