

Tim Martin
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**16 Waddells Hill
Comber
BT23 5WJ**

**For Rent
£1,250 Per Month**

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SUMMARY

A unique opportunity to lease on a short term this superb detached residence set on an elevated position with uninterrupted views of Strangford Lough.

The property set in it's own private grounds offers spacious open plan accommodation substantially on one floor with a lower ground floor including drawing room, and games room.

The property includes four reception rooms, five bedrooms including principal suite, main bathroom and shower room, plus luxury farmhouse kitchen with AGA. A double integral garage is attached to the residence.

LEASE: Six months with option to extend on a month by month basis.

RENT: £1250.00 per month plus Rates

DEPOSIT: £1250.00

CAPITAL VALUE: £500,000

RATES: £317.93 per month (Rating Year 2025-2026) - Tenant to pay rates to Land and Property Services.

FEATURES

- Exceptional Family Residence set in its Own Grounds
- Exceptional Location Overlooking Strangford Lough
- Spacious, Bright Reception Rooms with Views of Strangford Lough
- Five Double Bedrooms including Principal Suite
- Easy Access to The City, Comber, Killinchy and Belfast City Airport
- Large Gardens Laid Out in Rolling Lawns Surround the Property

Covered Portico

Pine tongue and groove ceiling with recessed spotlights.

Entrance Hall

10'7" x 8'9" (3.25 x 2.69)

Approached through double doors; quarry tiled floor; 2 uplighters.

Nursery

9'1" x 7'6" (2.79 x 2.31)

Quarry tiled floor; telephone connection points.

Reception hall

21'3" x 13'1" (6.48 x 4.01)

Ceramic tiled floor; uplighters

Cloakroom

5'4" x 5'1" (1.65 x 1.55)

Quarry tiled floor

WC

11'1" x 5'1" (3.38 x 1.55)

White suite comprising pedestal wash hand basin; close coupled wc; bidet with mixer taps; quarry tiled floor; part tiled walls; large mirror; extractor fan.

Rear hall

Beam vacuum point

Sun room

21'5" x 12'7" (6.53 x 3.86)

Ceramic tiled floor; raised flower bed; vaulted glazed ceiling; double patio doors to garden; feature spotlighting.

Laundry room

9'8" x 9'6" (2.95 x 2.92)

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; plumbed and space for washing machine and tumble dryer; quarry tiled floor; fluorescent light.

Shower room

11'5" x 6'11" (3.48 x 2.11)

Champagne coloured suite; tiled shower cubicle with Redring Brights electric shower; etched glass shower door and side panel; wash hand basin with tiled splashback; close coupled wc; quarry tiled floor; built in storage shelves; extractor fan.

Built in linen cupboard

6'5" x 5'1" (1.96 x 1.57)

Bathroom

14'0" x 11'1" (4.29 x 3.4)

Champagne coloured suit comprising panelled bath with gold plated mixer taps and side handles; bidet with mixer taps; close coupled wc; twin pedestal wash hand basin with tiled splashbacks; fitted mirror and vanity shelf over; tiled shower cubicle with Mira Sport electric shower; folding etched glass shower door; 12 volt ceiling lighting; extractor fan.

Bedroom 1

18'0" x 10'9" (5.51 x 3.3)

Built in wardrobe with mirrored sliding doors concealing ample clothes rails and storage shelves; knee hole dressing table with nest of 4 drawers; book shelves over; tv aerial point.

Bedroom 2

12'2" x 12'0" (3.71 x 3.66)

Built in wardrobe with mirrored sliding doors concealing ample clothes rails and storage shelves; knee hole dressing table with nest of 4 drawers; book shelves over; tv aerial point.

Bedroom 3

12'2" x 10'2" (3.71 x 3.1)

Built in wardrobe with mirrored sliding doors concealing ample clothes rails and storage shelves; book shelves over; tv aerial point.

Principal Bedroom

15'7" x 12'11" (4.75 x 3.96)

Built in wardrobe with mirrored sliding doors concealing ample clothes rails and shelves; tv aerial connection ; knee hole dressing table with two nests of 4 drawers with book and display shelves over; telephone connection point.

Dressing room

Fitted clothes rails and storage shelves; fluorescent light.

En suite bathroom

13'1" x 9'3" (4.01 x 2.82)

Maroon coloured suite comprising corner bath with chrome mixer taps; tiled shower cubicle with Reding Expressions electric shower; corner opening sliding shower doors and side panels; bidet with mixer taps; close coupled wc; twin pedestal wash hand basin; tiled splashbacks, mirror and vanity light over; extractor fan

Stairs to first floor bedroom

29'7" x 12'4" (9.04 x 3.76)

Velux windows; eaves storage

Upper landing

L shaped dining room

30'10" x 13'3" (9.4 x 4.06)

Pine tongue and groove ceiling with recessed spotlights; feature brick fireplace with gas coal effect fire.

Family room

31'3" x 14'2" (9.53 x 4.34)

Inglenook brick fireplace; quarry tiled hearth; black enamel enclosed stove

Kitchen

26'2" x 14'7" (8 x 4.47)

Franke twin tub sink unit with drainer bowl, chrome mono mixer tap; excellent range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Hotpoint double electric oven; integrated fridge; Postbox Red two oven oil fired Aga; matching island unit with range of fitted drawers; formica worktop with integrated Bosch 4 ring gas hob; space for microwave; tv aerial connection point; quarry tiled floor; pine tongue and groove ceiling with 12v spotlights and feature lantern ceiling windows; sliding patio door and side panel to enclosed quarry tiled terrace.

Lower ground floor

Approached from dining room via pine open thread staircase

Drawing room

30'10" x 29'7" (9.42 x 9.04)

Feature brick fireplace with 2 display niches and cast iron dog grate; quarry tiled hearth and steel canopy; sliding patio door and side panel to patio; tv aerial connection; 12v ceiling lighting.

Games room

30'10" x 28'8" (9.4 x 8.74)

Fluorescent lighting; Beam vacuum point

Hallway

Built in storage cupboard; uplighters.

Garage

26'4" x 15'5" (8.03 x 4.72)

Electric up and over panel door; built in cupboard with mirrored sliding doors; Firebird condensing boiler; fluorescent lights; Beam central vacuum unit.

Outside

Bitmac drive to ample parking; extensive gardens laid out in lawns and well stocked flowerbeds with ornamental and flowering shrubs; partially enclosed flagged patio with decorative gravelled panels; built in brick BBQ

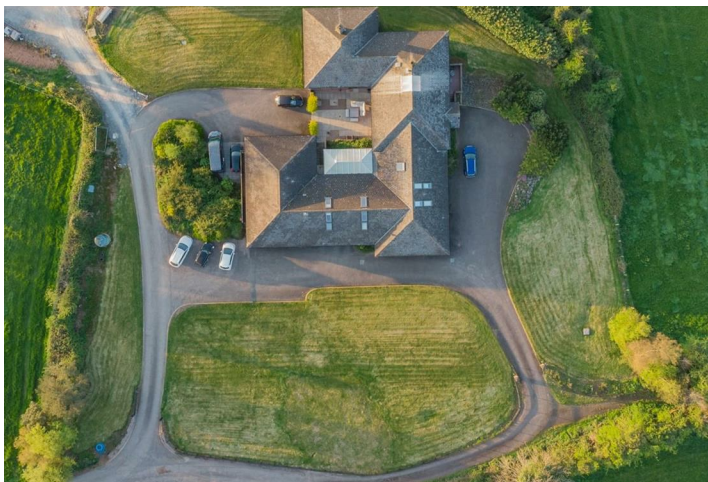
Garden store

15'3" x 7'1" (4.67 x 2.16)

PVC oil storage tank









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	58	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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