

**Tim Martin**  
— .co.uk



**11 Linley Drive  
Comber  
BT23 5DB**

**£925 Per Month**

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## SUMMARY

This well presented semi detached home is ideally located within walking distance of Comber town centre.

The ground floor hosts a spacious lounge / dining room, modern kitchen and generous storage. The first floor enjoys three bright, well-proportioned bedrooms, bathroom and access to a large floored roofspace via a Slingsby type ladder.

Outside, the rear gardens are equally impressive; enclosed, low maintenance and with a raised bar-be-que area to enjoy summer evening. The front garden is laid out in lawn. The attached garage provides additional storage space and leads to a laundry room.

This home is within walking distance of Comber town centre, hosting a pharmacy, butcher and convenience stores. Comber Primary School and Nendrum College are a short walk away. 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.

RENT: £925.00

RATES: Paid by Landlord

DEPOSIT: £925.00

## FEATURES

- OPEN VIEWING 11 SEPTEMBER 2025 4PM-5PM
- Well Presented Semi Detached Home
- Modern Kitchen with Generous Storage
- Three Well Proportioned Bedrooms
- Family Bathroom with White Suite
- Gas Fired Central Heating and Double Glazing
- Enclosed, Easily Maintained Flagged and Stoned Rear Garden with Raised Barbecue Area
- Garage with Separate Laundry Room
- Comber Primary School and Nendrum Collage are a Short Walk Away
- Ideally Located Within Walking Distance of Comber Town Centre and Public Transport

**Entrance Hall:**

Access through glazed composite entrance door with matching side light; wood laminate flooring; LED spot lights.

**Lounge/Dining Room: 23'9 x 13'0 (7.24m x 3.96m)**

Electric coal effect fire in marble fire surround; wood laminate floor; corniced ceiling; LED spotlights;

**Kitchen: 13'1 x 9'4 (3.99m x 2.84m)**

Good range of high gloss high and low level cupboards and drawers incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer tap; Formica worktop; Noxton 4 Ceramic hob with stainless steel and glass extractor unit over; Hotpoint double electric ovens; LG American fridge / freezer; integrated Electrolux dishwasher; ceramic tiled floor; part-tiled walls; corniced ceiling; spotlighting; glazed PVC door to rear gardens; open to -

**Hall: 7'4 x 3'4 (2.24m x 1.02m)**

Under stairs storage cupboard; triple storage cupboard with shelving; ceramic tiled floor; spotlighting; corniced ceiling.

**Stairs to First Floor / Landing:**

Wood laminate flooring; access to roofspace via slingsby type ladder (floored with light and power); LED spotlights.

**Bedroom 1: 11'4 x 11'4 (3.45m x 3.45m)**

Wood laminate flooring; space for king size bed with cupboards over; mirror fronted cupboard with clothes rail and shelving; 2 wall lights

**Bedroom 2: 10'9 x 9'4 (3.28m x 2.84m)**

Built in wardrobe with clothes rail and shelf; wood laminate flooring; corniced ceiling.

**Bedroom 3: 10'5 x 8'11 (3.18m x 2.72m)**

Built in wardrobe with shelving; built in wardrobe with clothes rails and shelving; wood laminate flooring; corniced ceiling.

**Bathroom: 10'7 x 5'2 (3.23m x 1.57m)**

White suite comprising panel bath with thermostatically controlled shower with adjustable and rain shower heads over; folding glass shower screen; vanity unit with wash hand basin with mono mixer tap; cupboards and drawers under; close couple wc; wall mounted illuminated mirror; chrome wall mounted heated towel radiator; ceramic tiled walls and floor; PVC tongue and groove ceiling with recessed spotlights.

**Gardens:**

Front garden laid out in grass with stoned flower bed; rear gardens laid out in flagged and stoned illuminated patio with raised flower beds planted with a selection of ornamental and flowering shrubs and trees; steps up to communal parking at rear; steps to raised stoned illuminated BBQ area with wooden bench seating.

**Laundry Room: 10'7 x 8'9 (3.23m x 2.67m)**

Range of high and low level cupboards with single sink unit; Formica worktop; LG washing machine and Bosch tumble dryer; light and power; tongue and groove floor; door to garage.

**Garage: 21' x 11'9 (6.40m x 3.58m)**

High and low level cupboards and drawers with Formica worktop; electrically operated roller door; Worcester gas fire boiler; PVC tongue and groove clad walls; light and power; close couple wc







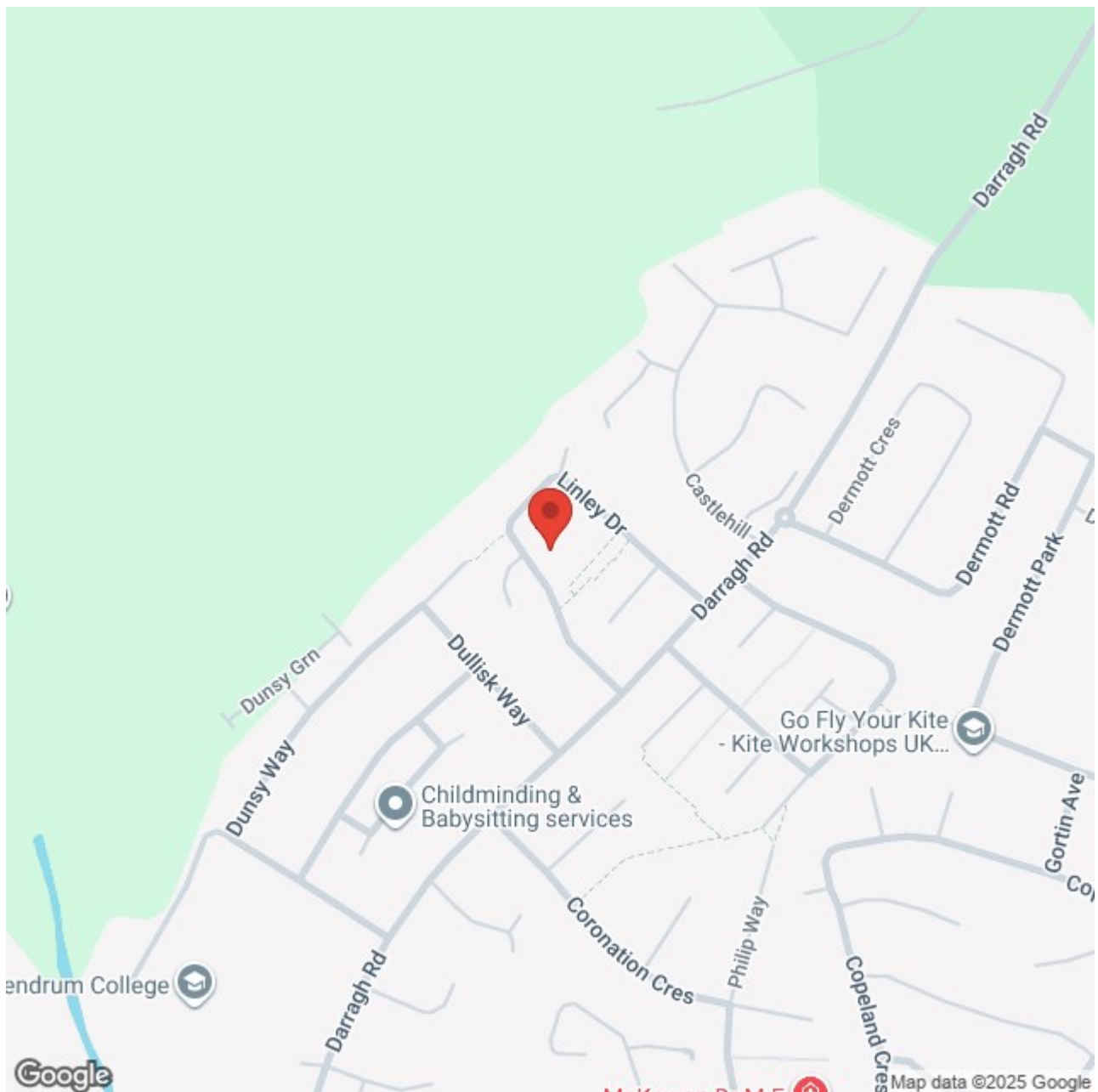












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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