

**Tim Martin**  
.co.uk



43 Old Ballygowan Road  
Comber  
BT23 5NP

**£2,000 Per Month**

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## SUMMARY

A well-presented and spacious detached property, situated in this rural location, yet only a short distance from Comber village and many local amenities.

The property, built in 2005, is fitted with oil fired central heating and uPVC double glazing and boasts superbly appointed accommodation over two floors. The ground floor comprises of spacious lounge, open plan kitchen living and dining area with multi fuel stove, sunroom, utility room and separate WC and a ground floor bedroom. Upstairs, there are three further bedrooms with the principal bedroom complimented by a dressing room and ensuite bathroom and a family bathroom, fitted with a modern white suite.

Outside, the gravelled driveway leads to the detached double garage. Gardens are laid out in lawn with a paved patio area and planted with a fantastic range of ornamental and flowering shrubs.

Comber village is only a short drive away, boasting a wealth of local boutiques, coffee shops, and restaurants not to mention an excellent range of primary and secondary schools. The property also affords a convenient commute to Newtownards, Dundonald and Belfast, with the Ulster Hospital, Stormont and George Best Belfast city airport all easily accessible.

RENT: £2000.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £2000.00

## FEATURES

- Well Presented Detached Property (Built in 2005) Enjoying a Beautiful Rural Location Outside Comber
- Four Excellent Sized Bedrooms Including the Principal Bedroom with Dressing Room and Ensuite Bathroom
- Two Reception Rooms
- Beautifully Appointed Open Plan Kitchen, Living and Dining Area
- Bathroom Fitted with a Modern White Suite
- Utility Room and Separate WC
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to the Detached Double Garage
- Close to Local Amenities and Primary and Secondary Schools in Comber and Ballygowan
- Convenient Commute to Dundonald, Belfast, Ulster Hospital, Stormont and Belfast City Airport

## **Entrance Hall**

Glazed upvc entrance door; wood laminate floor; understairs storage cupboard;

## **WC**

### **7'5 x 3'7 (2.26m x 1.09m)**

White suite comprising close coupled wc and pedestal wash hand basin with mono mixer tap; tiled floor; recessed spotlights; extractor fan;

## **Lounge**

### **15'0 x 13'8 (4.57m x 4.17m)**

Beautiful sandstone fireplace with matching hearth; gas fire inset; wood laminate floor; recessed spotlights; tv aerial connection point; glazed double upvc doors to rear;

## **Bedroom 4**

### **13'1 x 9'9 (3.99m x 2.97m)**

Recessed spotlights;;

## **Open Plan Kitchen / Living / Dining Area**

### **27'3 x 13'8 (8.31m x 4.17m)**

Range of oak high and low level cupboards and drawers with matching glazed display cupboards and incorporating 1½ tub stainless steel sink unit with mixer tap; Tecnik range cooker with 5 ring gas hob (for convenience only and will not be repaired or replaced by landlord during tenancy); Tecnik extractor hood over; American style fridge / freezer; Kenwood dishwasher; laminate worktops; tiled splashback; tiled floor; Inglenook style fireplace with multi-fuel burning stove; pine mantel over; steps down to:-

## **Sun Room**

### **13'8 x 10'9 (4.17m x 3.28m)**

Tiled floor; vaulted ceiling with recessed spotlights; glazed upvc doors to rear;

## **Utility Room**

### **10'9 x 5'9 (3.28m x 1.75m)**

Single drainer stainless steel sink unit with mixer tap; range of high and low level cupboards; laminate worktops; tiled floor; space and plumbing for washing machine; cloakroom with oil fired boiler;

## **First Floor / Landing**

Hotpress with hot water tank; recessed spotlights;

## **Principal Bedroom**

### **13'8 x 13'0 (4.17m x 3.96m)**

Recessed spotlights; tv aerial connection point; opens through to:-

## **Dressing Room**

### **13'8 x 7'4 (4.17m x 2.24m)**

Built-in cupboards and shelving;

## **En-suite Bathroom**

### **13'7 x 7'0 (4.14m x 2.13m)**

Modern white suite comprising panelled bath with mixer tap; separate tiled shower cubicle with thermostatically controlled shower attachment and drench shower head over; curved glass shower screen; close coupled wc; wall mounted wash hand basin with vanity unit under; tiled walls and floor; recessed spotlights; velux window;

**Bedroom 2****13'8 x 12' 3 (4.17m x 3.66m 0.91m)**

Built-in wardrobe; recessed spotlights;

**Bedroom 3****13'8 x 11'4 (4.17m x 3.45m)**

Built-in wardrobe; recessed spotlights;

**Bathroom****9'4 x 7'8 (2.84m x 2.34m)**

White suite comprising panelled bath with mono mixer tap; tiled shower cubicle with thermostatically controlled shower attachment and wall mounted telephone shower attachment fitted sliding shower doors; close coupled wc; pedestal wash hand basin with mono mixer tap; tiled walls and floor; velux window; recessed spotlights;

**Outside**

Gravelled driveway leading to the front and side of the property and to:-

**Detached Double Garage****20'3 x 16'10 (6.17m x 5.13m)**

Twin roller shutter doors; light and power points; glazed upvc door to side;

**Gardens**

Laid out in lawn; paved patio area;

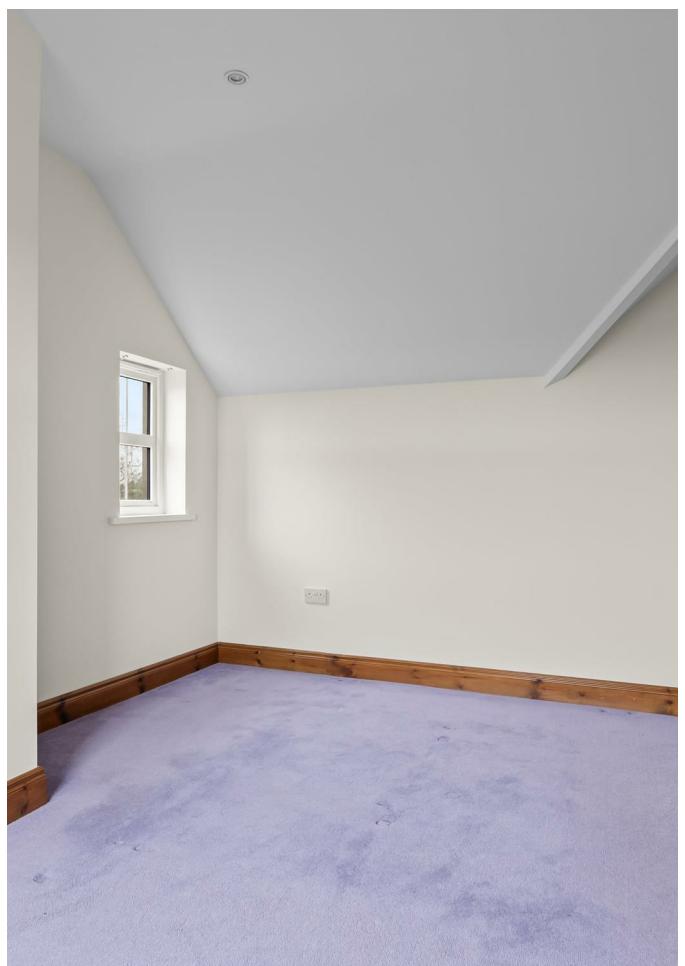
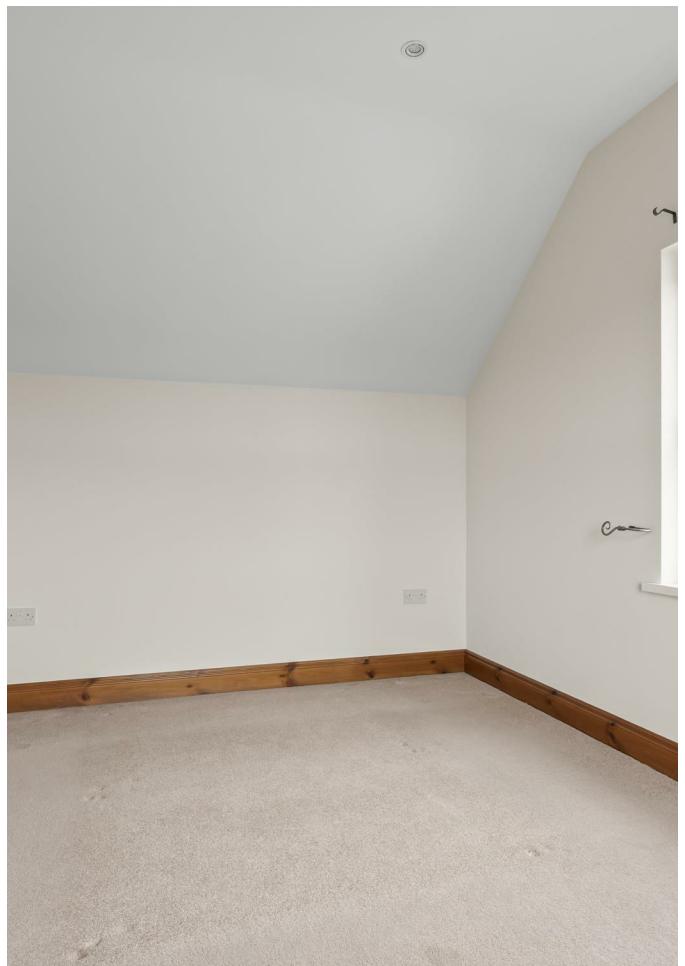
















| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                       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

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