

Tim Martin
.co.uk



7 Philip Way
Newtownards
BT23 5BE

Rent
£875 Per Month

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A well presented semi-detached property, situated within walking distance to Comber village and public transport.

The property is fitted with oil fired central heating and uPVC double glazing and is available immediately on an unfurnished basis. The accommodation on the ground floor comprises of a lounge, fitted kitchen, conservatory and a shower room, whilst the first floor enjoys three good sized bedrooms. Outside, the property enjoys off street parking and front and rear gardens, which are laid out in lawn with a patio area.

The property is within walking distance to Comber's host of amenities including primary and secondary schools, shops, eateries and Comber 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.

RENT: £875.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £875.00

- OPEN VIEWING: Tuesday, 19th May 4.30pm-5.15pm - no need to book
- Well Presented Semi Detached Property Situated within Walking Distance to Comber Village and Public Transport
- Bright and Spacious Lounge, Fitted Kitchen and Shower Room
- Conservatory
- Three Good Sized Bedrooms
- Oil Fired Central Heating and uPVC Double Glazing
- Driveway Providing Off Street Parking
- Enclosed Rear Gardens Laid out in Lawn with Patio Area
- Close to Many Local Amenities, Primary and Secondary Schools and Located within a Convenient Commute to Newtownards, Dundonald and Belfast
- Available Immediately on an Unfurnished Basis

Entrance Hall

Glazed uPVC front entrance door; wood laminate floor;

Lounge

13'4 x 11'10 (max meas) (4.06m x 3.61m (max meas))

Wood laminate floor;

Kitchen

11'1 x 7'10 (max meas) (3.38m x 2.39m (max meas))

Good range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; Hotpoint electric oven and four ring ceramic hob with extractor unit over; Essentials dishwasher; Neff fridge; formica worktop; tiled splashback; tiled floor; recessed spotlights;

Rear Hall

Tiled floor; cloak cupboard; glazed uPVC door through to:

Conservatory

11'11 x 9'9 (3.63m x 2.97m)

Tiled floor; glazed uPVC doors to rear patio and gardens;

Shower Room

7'9 x 4'10 (2.36m x 1.47m)

White suite comprising tiled shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; recessed wash hand basin with cupboards under; low flush wc; tiled walls and floor; recessed spotlights; hotpress with lagged copper cylinder;

First Floor / Landing

Bedroom 1

13'5 x 10'3 (4.09m x 3.12m)

Built-in wardrobes; built-in storage cupboard;

Bedroom 2

11'3 x 8'5 (3.43m x 2.57m)

Wood laminate floor; recessed spotlights;

Bedroom 3

8'1 x 8'0 (2.46m x 2.44m)

Outside

Concrete driveway; front garden laid out in lawn; enclosed rear gardens laid out in lawn with patio area; enclosed oil fired boiler; 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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.