

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**5 LITTLE ENLER GREEN,  
COMBER, BT23 5FB**

**OFFERS AROUND £159,950**

This superbly presented second-floor apartment is located within the highly desirable Enler Village development in Comber.

Finished to an excellent standard throughout, the property offers bright, spacious, and low-maintenance accommodation, ideal for those seeking the ease and convenience of apartment living.

The apartment enjoys an elevated position on the second floor, benefiting from high ceilings and impressive views across the surrounding countryside, creating a wonderful sense of space and light.

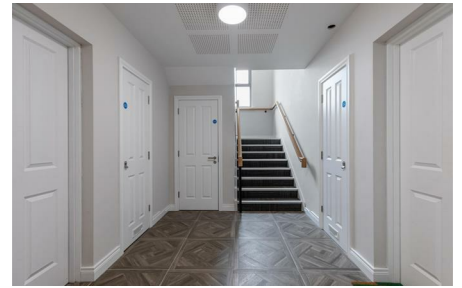
Comber town centre is just a short distance away, offering a range of everyday amenities, shops, and attractions. The location is also perfectly suited for commuters, with easy access to Dundonald, Newtownards, Bangor, and Belfast.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.



## Key Features

- Second floor apartment built in 2023 in the popular Enler Village
- Fitted kitchen with integrated appliances
- Modern bathroom with overhead shower
- 7 years remaining on the NHBC building warranty
- Two double bedrooms, master with en-suite shower room
- Spacious livingroom with dual aspect windows
- Gas fired central heating and uPVC double glazed windows
- Early Viewing Highly Recommended!



### Accommodation

#### Comprises:

#### Entrance Porch

#### Entrance Hall

Built in storage.

#### Living/Dining Area

12 x 20'05

Ceramic tiled flooring and dual aspect windows. Open to;

#### Kitchen

Modern range of high and low level soft closing units, one and 1/2 bowl sink unit with chrome dual mixer tap, formica work surfaces, integrated appliances to include; four ring electric hob and built in oven with extractor hood, fridge/freezer, washer dryer, built in storage with gas fired boiler, feature kick board lighting, partly tiled walls, ceramic tiled flooring and space for dining.

#### Bedroom 1

11'06 x 10'04

Double room.

#### En-Suite Shower Room

Modern white suit comprising, low flush w.c, semi pedestal wash hand basin with chrome dual mixer tap, fully tiled corner shower cubicle with over head shower hand shower, partly tiled walls, ceramic tiled flooring, chrome heated towel rail and extractor fan.

#### Bedroom 2

11'04 x 9'01

Double room.

### Bathroom

Modern white suit comprising, low flush w.c, semi pedestal wash hand basin with chrome dual mixer tap, panelled bath with over head shower and glass shower screen partly tiled walls, ceramic tiled flooring, chrome heated towel rail and extractor fan.

### Outside

Communal stairwell and communal parking to front.



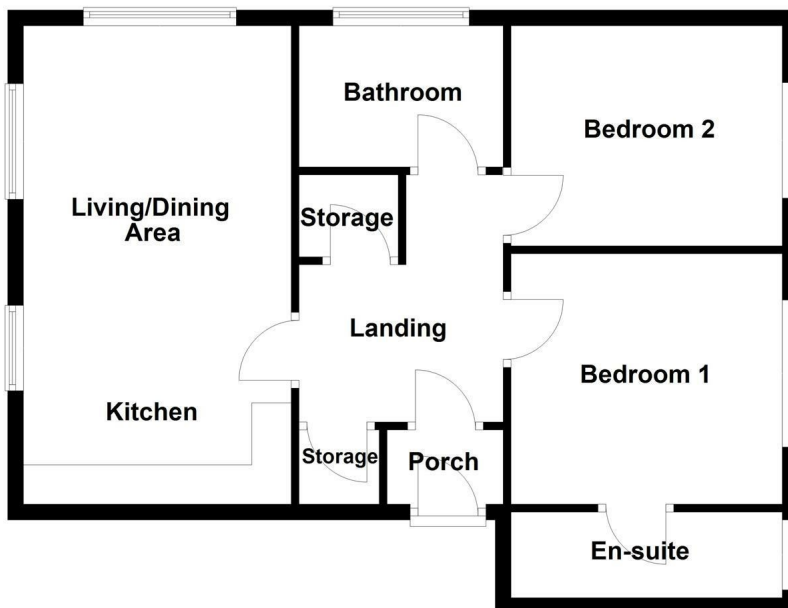








### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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