



Located on the periphery of Comber, this exceptionally well-presented detached home occupies an enviable, elevated site positioned at the edge of the development.

Finished to a notably high standard, the property has been tastefully decorated throughout. Offering bright and spacious accommodation, the layout comprises hallway, cloakroom WC, spacious lounge with feature square bay window overlooking side garden, and impressive open plan kitchen– dining plus utility. On the first floor are three bedrooms – principal with ensuite plus luxury shower room / wet room. Occupying a cul-de-sac position, the property is enveloped by good-sized, landscaped gardens affording a pleasant aspect across mature trees to the side and church grounds to the rear.

A sought after location nearby Strangford Lough, an area renowned for its outstanding natural beauty yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Comber boasts a variety of local amenities including several restaurants and cafes, schools, health centre, churches plus local leisure centre. We are confident this stunning home will appeal to the most discerning purchaser.

Offers Around  
£279,950

18 Little Enler Way,  
Comber,  
NEWTOWNARDS,  
BT23 5ZP

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Located within the popular Enler Village development on the periphery of Comber
- Contemporary detached home positioned at the edge of development
- Occupying an enviable, elevated position within a quiet cul-de-sac
- Immaculately presented, tastefully decorated & finished to a high standard
- Hallway
- Living Room
- Kitchen open plan to Dining
- Utility & separate cloaks WC
- Principal Bedroom with Ensuite
- Luxury Shower Room / Wet Room
- Gas fired central heating
- Composite exterior doors
- uPVC frame double glazed windows
- Fitted with burglar alarm
- Enveloped by landscaped gardens to side & rear benefiting from private aspect
- Tarmac driveway offering ample parking for several vehicles
- Variety of local amenities including several restaurants and cafes, schools, health centre, churches plus local leisure centre
- Located nearby Strangford Lough- An area renowned for its outstanding natural beauty
- Within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards

The Property Comprises:

### Ground Floor

Composite front door. Wired for camera doorbell.

HALLWAY: Ceramic tiled floor.

CLOAKS/WC: Low flush wc, wall mounted wash hand basin with mixer tap and tile splashback, ceramic tiled floor, window.



LIVING ROOM: 17' 1" x 14' 5" (5.2m x 4.4m) (into square bay window). Feature contemporary glass fronted electric fireplace with moulded surround, Hawwoods herringbone wooden flooring.



KITCHEN OPEN PLAN TO DINING: 17' 1" x 13' 9" (5.2m x 4.2m) Bespoke Shaker style kitchen with excellent range of high and low level units, stainless steel Caple one and a half bowl sink unit with drainer and mixer tap. Caple built-in electric oven, four ring ceramic hob, stainless steel extractor fan, built-in dishwasher, built-in fridge/freezer, tiled walls, ceramic tiled floor, floor to ceiling picture window overlooking garden with single door to exterior.



UTILITY ROOM: 7' 3" x 5' 7" (2.2m x 1.7m) Range of low level units, stainless steel sink with drainer and mixer tap, laminate work top, plumbed for washing machine, space for condenser dryer, part tiled walls, ceramic tiled floor, extractor fan, composite door to exterior.



## First Floor

LANDING: Linen cupboard, shelved with gas boiler.

PRINCIPAL BEDROOM: 12' 10" x 11' 2" (3.9m x 3.4m) (at widest points). Dual aspect windows.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with electric Mira Sport shower unit, wall mounted wash hand basin with mixer tap and tiled splashback, low flush wc, heated towel rail, ceramic tiled floor, extractor fan.



BEDROOM (2): 11' 2" x 9' 10" (3.4m x 3m) Dual aspect.

BEDROOM (3): 8' 10" x 7' 10" (2.7m x 2.4m)



SHOWER/WET ROOM: (By Soaks Bathrooms). Fully tiled walk-in double shower cubicle with mains shower unit, telephone hand shower, shelved recess, close coupled wc, wash hand basin with mixer tap, ceramic tiled floor and walls, extractor fan, window, electric underfloor heating with thermostatic control panel.



## Outside

Located at the edge of development - elevated position within quiet cul-de-sac.

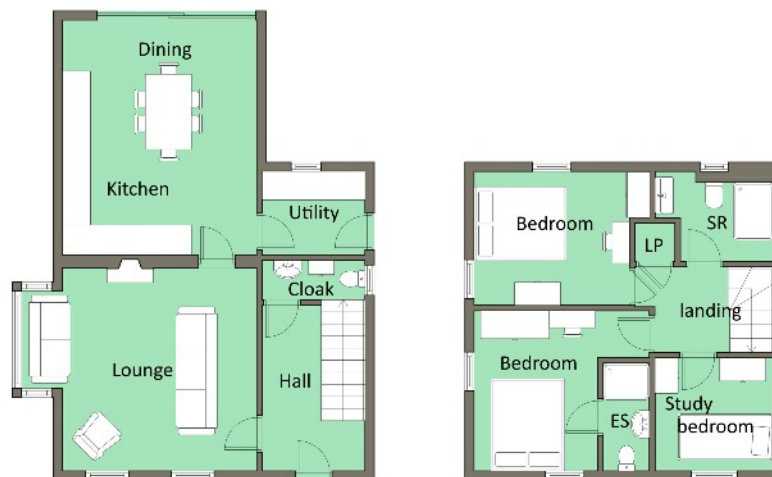
Tarmac driveway offering ample parking.

Enveloped by landscaped gardens to side and rear, enjoying a notably private aspect.

To side, overlooking mature trees. To rear, overlooking church grounds.

Outside light, tap and power point.

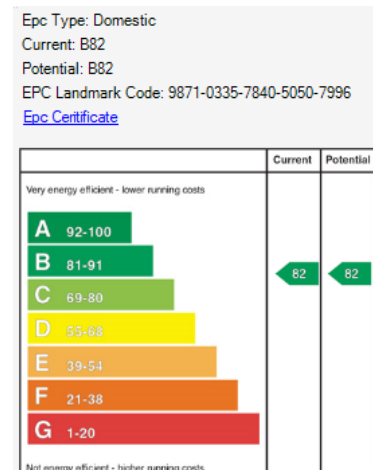




## Location:

From Belfast: Approaching Comber via Dundonald / Belfast along the A22, take the second exit at the Killinchy Road roundabout and continue along the A21 Newtownards Road. At the next roundabout, take the third exit into Enler Village. Take the first left onto Little Enler Lane then left again onto Little Enler Way. Number 18 is positioned at the top of the cul-de-sac.

North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.