

A scenic sunset over a body of water. The sun is low on the horizon, creating a bright orange and yellow glow. A lighthouse is visible on a hill in the background. The water reflects the sun's light, creating a shimmering path.

# ENLER VILLAGE

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*Newtownards Road*

**Comber**

BT23 5ZW

HAGAN<sup>®</sup>

*At Hagan Homes  
we are not developers;  
We are home builders.*

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*With over 35 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.*

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*Step by  
Step Guide*

Download our **Step by Step** guide to buying a Hagan Home from our website.  
[www.haganhomes.co.uk](http://www.haganhomes.co.uk)



**HAGAN**<sup>®</sup>  
CREATING  
HOMES  
SINCE 1988

[www.haganhomes.co.uk](http://www.haganhomes.co.uk)

## Convenient living with everything on your doorstep

Unbeatable location with a number of primary and secondary schools all within a close distance.

A brief 3 minute walk to the bus stop providing easy access to Comber town centre, Newtownards, Dundonald and beyond.

Easy reach distance to Comber Town with an array of nearby shops, local eateries and host to Comber Farmers Market.

A short 10 minute stroll to the nearest convenience store.

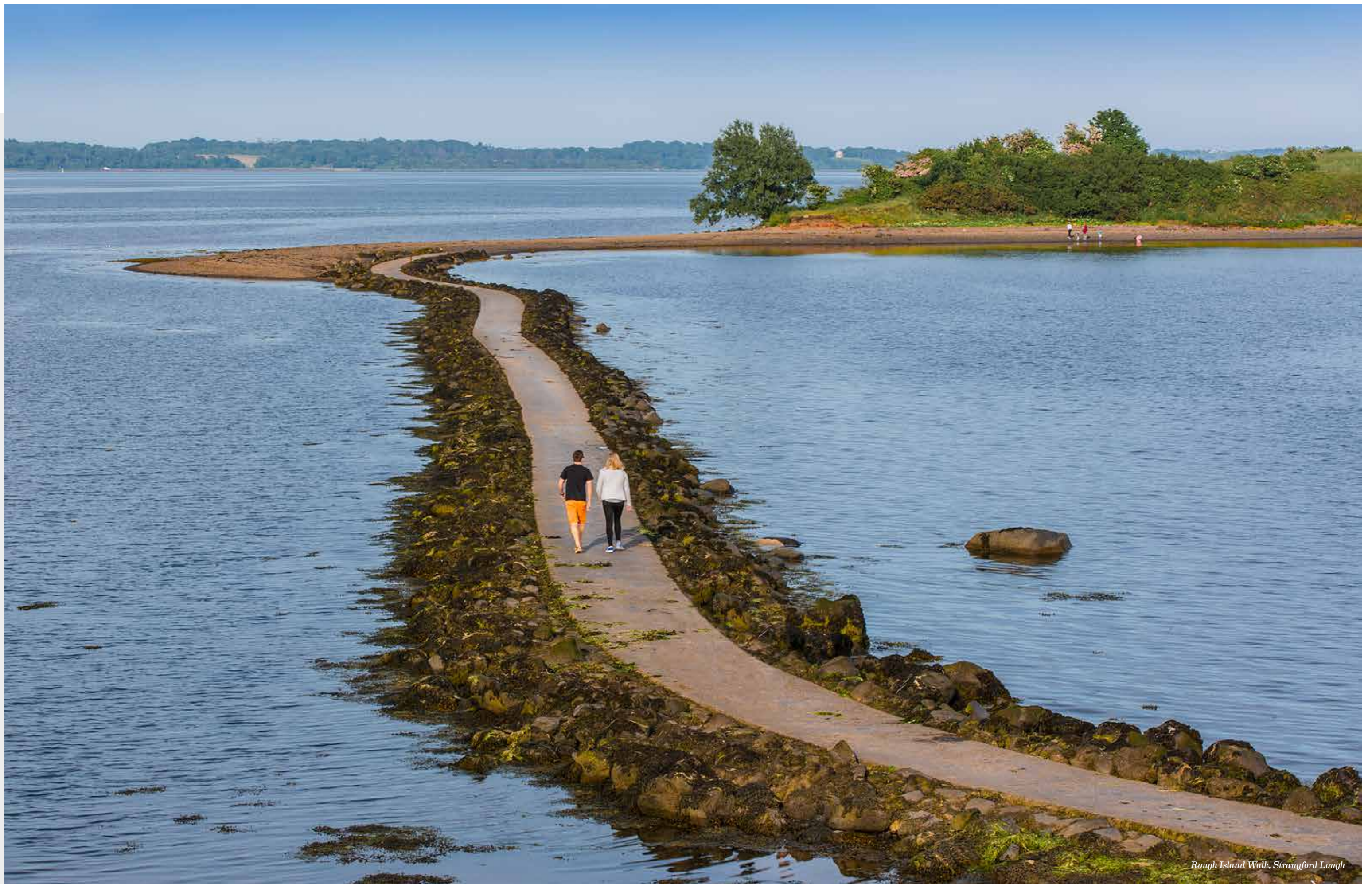
Located less than 4 miles away from areas of natural beauty such as the Castle Espie Wetland Centre and Scrabo Tower.

A short cycle distance away from the Comber Greenway a 7-mile traffic-free section of the National Cycle Network that runs along the old Belfast - Comber railway line.



## All on your doorstep (Travel times by car)

Comber Leisure Centre	5 minutes
Tesco Express	4 minutes
Comber Rec. Football Club	3 minutes
SuperValu	5 minutes
Newtownards Town Centre	7 minutes
The Garage / Texaco Filling Station	4 minutes
Castle Espie	11 minutes
National Trust Mount Stewart	12 minutes
Poachers Pocket, Lisbane	10 minutes
Crafty Fox, Balloo	13 minutes
Daft Eddy's Bar & Restaurant	19 minutes
Newtownards	8 minutes
Ballygowan	11 minutes
Belfast City Centre	29 minutes
George Best Belfast City Airport	28 minutes
Belfast International Airport	55 minutes



*Rough Island Walk, Strangford Lough*





Strangford Lough

## Homes designed and built with you in mind

Steeped in history, Comber is renowned as the home of the designer of the Titanic, Thomas Andrews, was famous for its whiskey distillery, linen mills, war heroes and even as the birthplace of a Northern Irish Prime Minister. In the 1930's it was a venue for the famous TT motor race and today is a bustling modern town with a charming and friendly atmosphere.

Enler Village is located off the Newtownards Road, just minutes from Comber town centre and the abundance of amenities, facilities and activities available there. For such a small town Comber has a lot to offer its residents, and it embodies a truly inclusive community atmosphere.

A local park, leisure centre, Tesco Express, nursery, primary and secondary schools are all within close range of the development, and there is a selection of cafes, bistros and restaurants where you can enjoy some down time with friends and family.

Comber is also known for the beauty of its surrounding landscape. In addition to the stunning scenery and outdoor pursuits on offer at Strangford Lough, you can enjoy the beauty and nature at Castle Espie's Wetlands and Wildlife Trust.

The market town of Newtownards with its shopping centre and Tesco Extra is less than 4 miles away and a host of excellent grammar schools are served by designated bus services.

One of the area's biggest assets is the Comber Greenway, a seven-mile traffic free section of the National Cycle Network running from Comber to Belfast along an old railway line. The Greenway provides a tranquil green corridor along its course, with points of interest along the way including the CS Lewis Statue, views of the Harland & Wolff Cranes, Parliament Buildings at Stormont and the Belfast Hills. For those commuting by road, Comber has easy 'A' road access to both Belfast and Newtownards with bus links available to other destinations.



Mount Stewart



Scrabo Tower



Stand up paddleboarding, Strangford Lough



Comber Leisure Centre



The Square, Comber



*Enler Village strikes the perfect balance between convenience and comfort*

The Penrose  
Site 464

The Sheraton  
Site 463

The Penrose  
Site 462

The Hanover  
Site 452

The Fenwick  
Site 453

The Fenwick  
Site 454

The Kilburn  
Site 455

# Making your new house a home

Careful attention to detail has been given in every element of design and construction at Enler Village, giving these homes a distinct charm.



## Internal



- Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT and Sky+ with Ultrafast broadband speeds of 1000 Mps available



## Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



Images used are taken from previous Hagan show homes.

# Making your new house a home

## Bathroom & Ensuite



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range



# Luxury turnkey specification

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

## GENERAL FEATURES

- Gas central heating system with high efficiency boiler and thermostatically controlled radiators
- Internal doors: White panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Tiled hallway
- Carpets to lounge, stairs landing and bedrooms
- Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

## KITCHEN

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel / glass extractor hood
- Integrated fridge freezer
- Integrated washing machine (except The Adderley, The Allington & The Beatty which will have utility room with space for freestanding washing machine and tumble dryer)
- Integrated dishwasher

## BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with thermostatic shower (where applicable)
- Ceramic floor and partial wall tiling fitted from a superior range
- Floor to ceiling tiled splashback in bathroom and ensuite
- Heated chrome towel rail in bathroom

## EXTERNAL FEATURES

- External lighting to front and rear doors
- Outside water tap
- All front and back gardens to be grassed (where applicable)
- Decorative flagged path around house with bitmac parking area (where applicable)
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed

## External

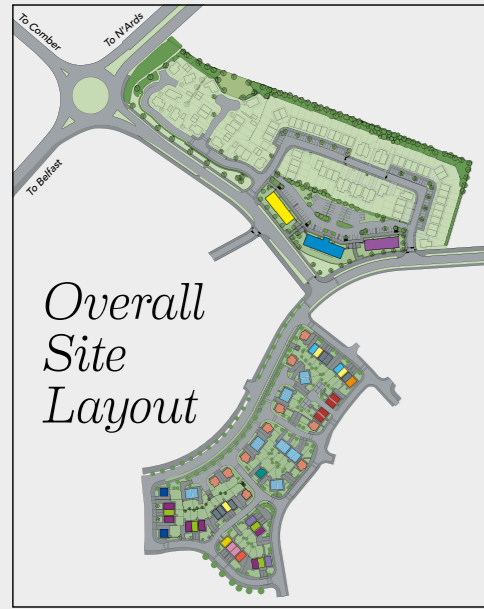
- External lighting to front and rear doors
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company



**NHBC**

Images used are taken from previous Hagan show homes.

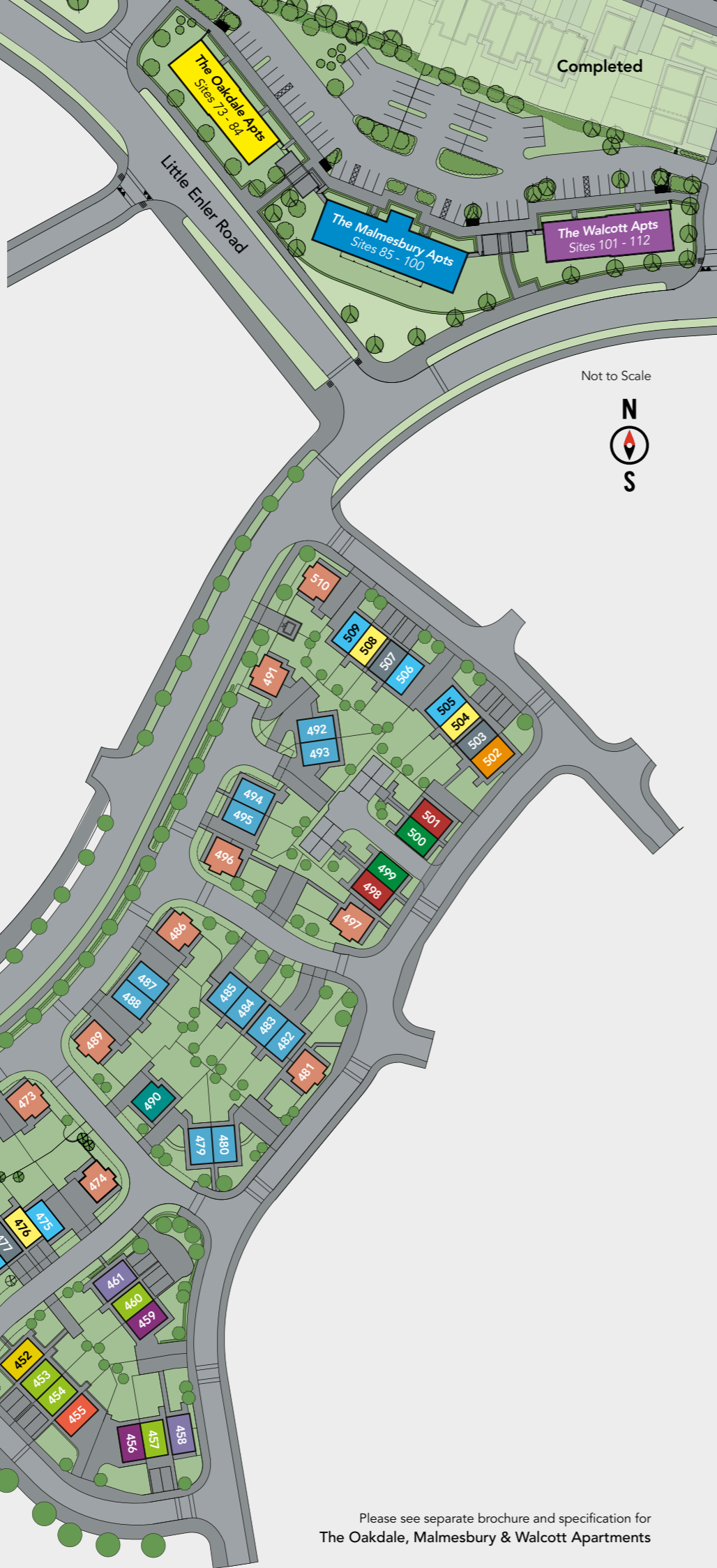




Overall Site Layout

House Type Key

- |  |   |
|--|---|
| <span style="color: blue;">■</span> The Adderley<br>3 Bedroom Detached           | <span style="color: yellow;">■</span> The Hanover<br>3 Bedroom Townhouse      |
| <span style="color: teal;">■</span> The Allington<br>3 Bedroom Detached          | <span style="color: orange;">■</span> The Kilburn<br>3 Bedroom Townhouse      |
| <span style="color: lightblue;">■</span> The Beatty<br>3 Bedroom Detached        | <span style="color: lightorange;">■</span> The Latimer<br>3 Bedroom Townhouse |
| <span style="color: lightblue;">■</span> The Caldwell<br>3 Bedroom Semi-Detached | <span style="color: grey;">■</span> The Maple<br>3 Bedroom Townhouse          |
| <span style="color: green;">■</span> The Deane<br>3 Bedroom Semi-Detached        | <span style="color: yellow;">■</span> The Newton<br>3 Bedroom Townhouse       |
| <span style="color: red;">■</span> The Devonport<br>3 Bedroom Semi-Detached      | <span style="color: cyan;">■</span> The Onslow<br>3 Bedroom Townhouse         |
| <span style="color: purple;">■</span> The Eames<br>3 Bedroom Townhouse           | <span style="color: pink;">■</span> The Penrose<br>3 Bedroom Townhouse        |
| <span style="color: lightgreen;">■</span> The Fenwick<br>3 Bedroom Townhouse     | <span style="color: tan;">■</span> The Sheraton<br>3 Bedroom Townhouse        |
| <span style="color: blueviolet;">■</span> The Gower<br>3 Bedroom Townhouse       |   |



Not to Scale



Site Layout

Please see separate brochure and specification for The Oakdale, Malmesbury & Walcott Apartments



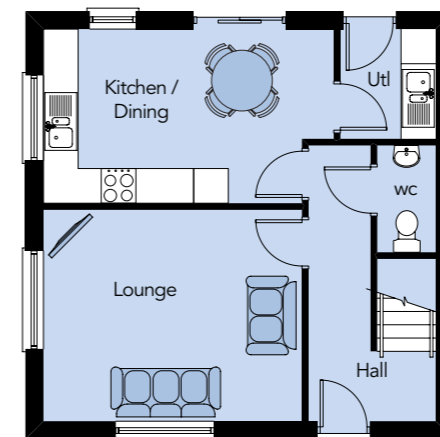
Computer Visual

# The Adderley

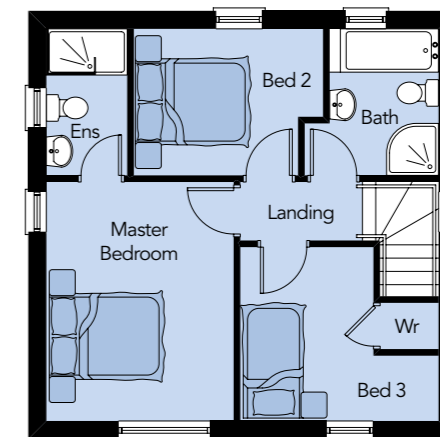
3 Bedroom Detached

Total Floor Area - 992 sq.ft approx.

Note - Site 465 is a handed version of this type.



Ground Floor



First Floor

## Ground Floor

ENTRANCE HALL

LOUNGE

14'8" x 12'0"

KITCHEN / DINING

16'6" x 9'11" max

UTILITY

6'3" x 5'5"

WC

6'1" x 3'4"

## First Floor

MASTER BEDROOM

13'7" x 10'8"

ENSUITE

8'4" x 4'7"

BEDROOM 2

10'9" x 8'4" max

BEDROOM 3

11'3" x 9'11" max

BATHROOM

8'4" x 7'7" max



Computer Visual

## The Allington

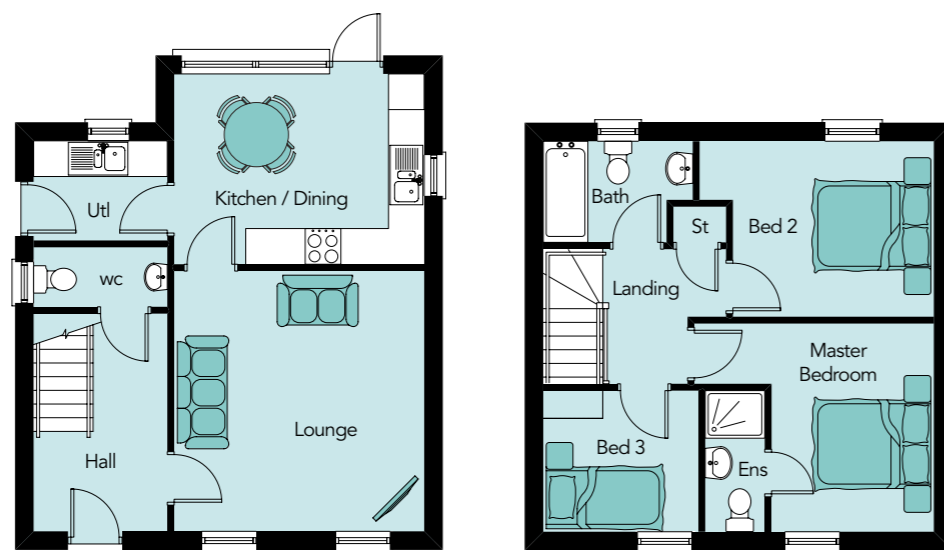
3 Bedroom Detached  
Total Floor Area - 978 sqft approx.

### Ground Floor

- ENTRANCE HALL**
- LOUNGE**  
14'4" x 13'9"
- KITCHEN / DINING**  
13'9" x 10'6"
- UTILITY**  
7'4" x 5'6"
- WC**  
7'4" x 3'3"

### First Floor

- MASTER BEDROOM**  
13'2" x 11'6" max
- ENSUITE**  
7'9" x 3'3"
- BEDROOM 2**  
12'11" x 9'8" max
- BEDROOM 3**  
8'7" x 7'9"
- BATHROOM**  
8'3" x 5'7" max



Ground Floor

First Floor



Computer Visual

## The Beatty

3 Bedroom Detached  
Total Floor Area - 968 sqft approx.

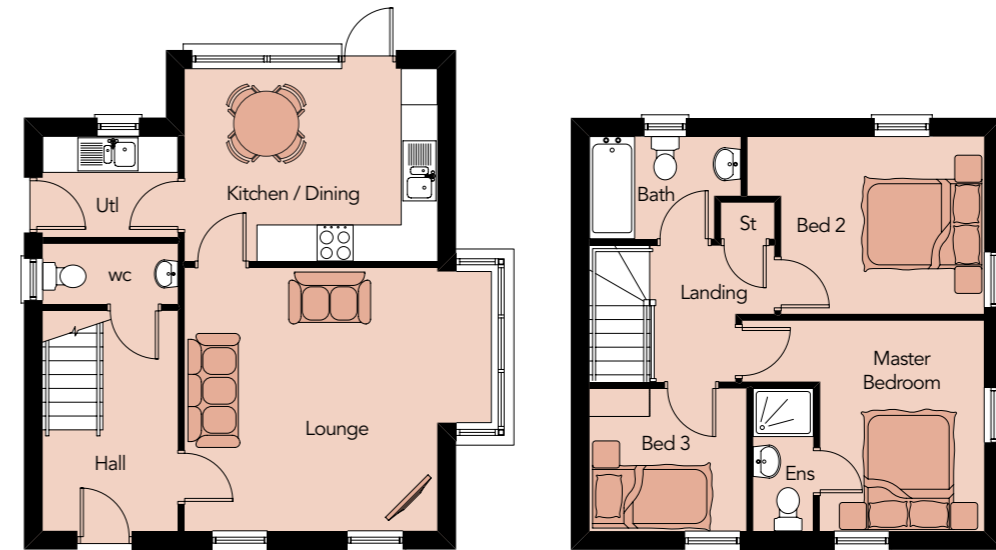
Note - Sites 473, 481, 486, 491 & 497 are a handed version of this type.

### Ground Floor

- ENTRANCE HALL**
- LOUNGE**  
16'9" x 14'4" max
- KITCHEN / DINING**  
13'9" x 10'6"
- UTILITY**  
7'4" x 5'6"
- WC**  
7'4" x 3'3"

### First Floor

- MASTER BEDROOM**  
13'2" x 11'6" max
- ENSUITE**  
7'9" x 3'3"
- BEDROOM 2**  
12'11" x 9'8" max
- BEDROOM 3**  
8'7" x 7'9"
- BATHROOM**  
8'3" x 5'7" max



Ground Floor

First Floor



Computer Visual

## The Caldwell

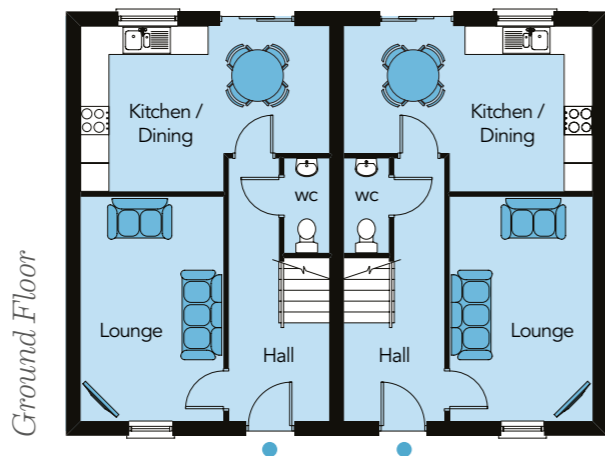
3 Bedroom Semi-Detached  
Total Floor Area - 947 sq.ft approx.

### Ground Floor

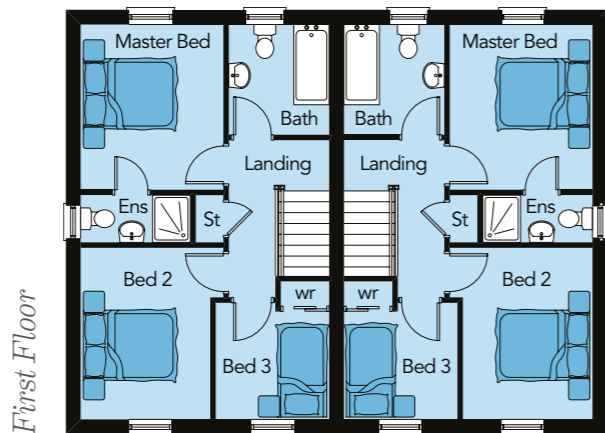
- ENTRANCE HALL**
- LOUNGE**  
15'7" x 9'11"
- KITCHEN / DINING**  
17'3" x 11'6" max
- WC**  
6'7" x 3'1"

### First Floor

- MASTER BEDROOM**  
11'6" x 9'11"
- ENSUITE**  
7'7" x 3'3"
- BEDROOM 2**  
11'11" x 9'11" max
- BEDROOM 3**  
8'1" x 7'11" max
- BATHROOM**  
7'8" x 7'0"



Ground Floor



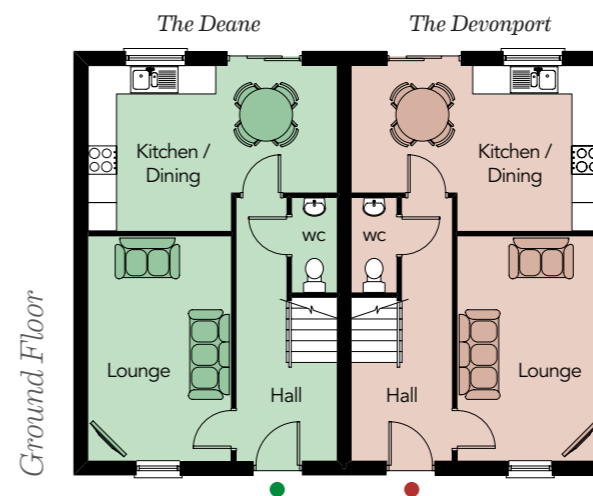
First Floor



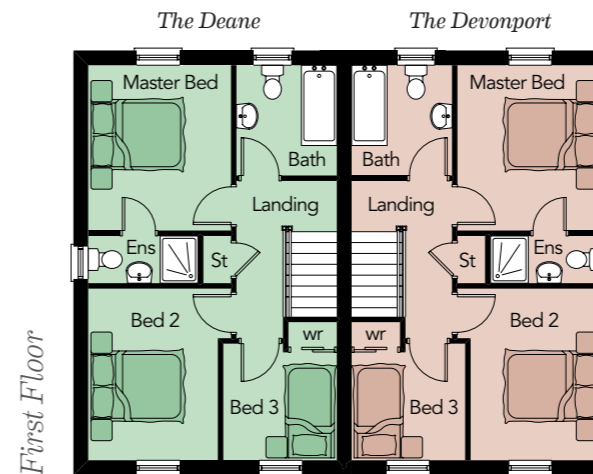
Computer Visual

## The Deane & The Devonport

3 Bedroom Semi-Detached  
Total Floor Area - 947 sq.ft approx.



Ground Floor



First Floor

Note - Sites 498 & 499 are a handed version of this type.

### Ground Floor

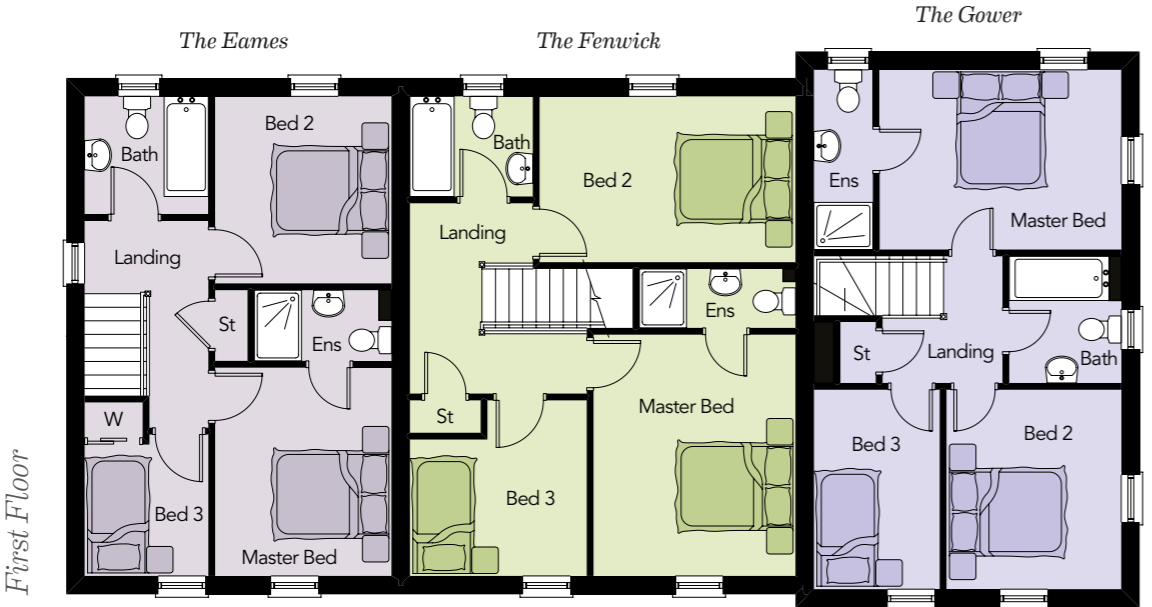
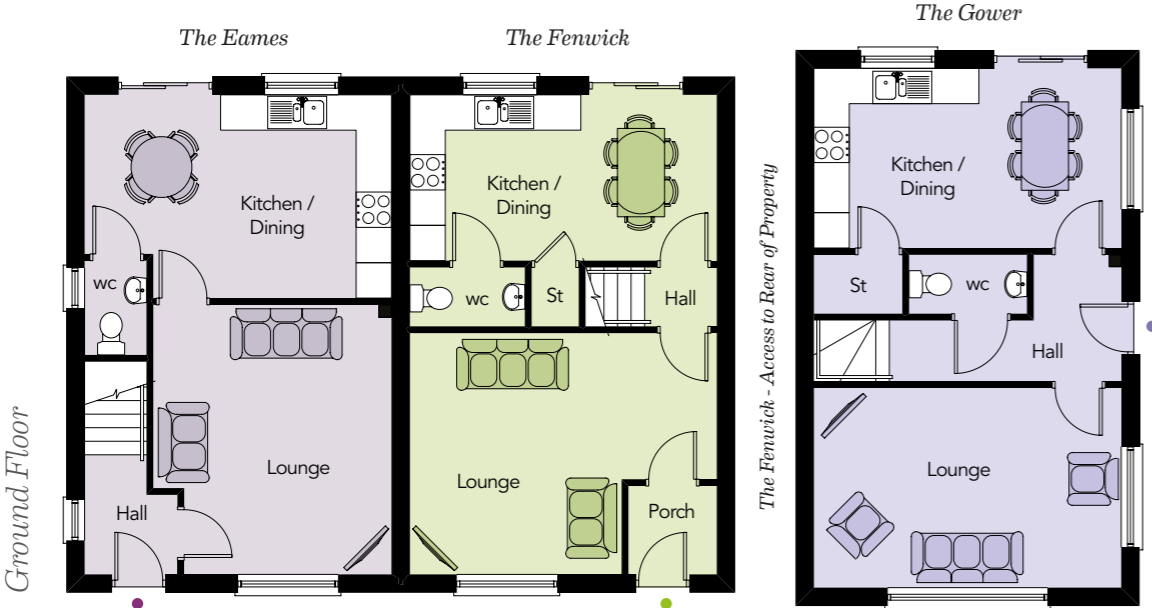
- ENTRANCE HALL**
- LOUNGE**  
15'7" x 9'11"
- KITCHEN / DINING**  
17'3" x 11'6" max
- WC**  
6'7" x 3'1"

### First Floor

- MASTER BEDROOM**  
11'6" x 9'11"
- ENSUITE**  
7'7" x 3'3"
- BEDROOM 2**  
11'11" x 9'11" max
- BEDROOM 3**  
8'1" x 7'11" max
- BATHROOM**  
7'8" x 7'0"

# The Eames, The Fenwick & The Gower

3 Bedroom Townhouses



Computer Visual

### The Eames

#### Ground Floor

LOUNGE max	15'0" x 13'3"
KITCHEN / DINING max	17'1" x 11'4"
WC	5'3" x 3'5"

#### First Floor

MASTER BED	11'7" x 9'10"
ENSUITE	7'8" x 3'11"
BEDROOM 2	10'5" x 9'10"
BEDROOM 3 max	7'10" x 6'11"
BATHROOM	6'11" x 6'7"

Total Floor Area:  
912 sq.ft approx.

### The Fenwick

#### Ground Floor

LOUNGE max	17'1" x 13'5"
KITCHEN / DINING	17'1" x 9'3"
WC	6'5" x 3'3"

#### First Floor

MASTER BED	13'5" x 11'3"
ENSUITE	8'8" x 3'3"
BEDROOM 2	14'3" x 9'3"
BEDROOM 3 max	9'10" x 9'9"
BATHROOM	6'10" x 5'7"

Total Floor Area:  
1,029 sq.ft approx.

### The Gower

#### Ground Floor

LOUNGE	17'1" x 11'1"
KITCHEN / DINING	17'1" x 10'0"
WC	6'7" x 3'3"

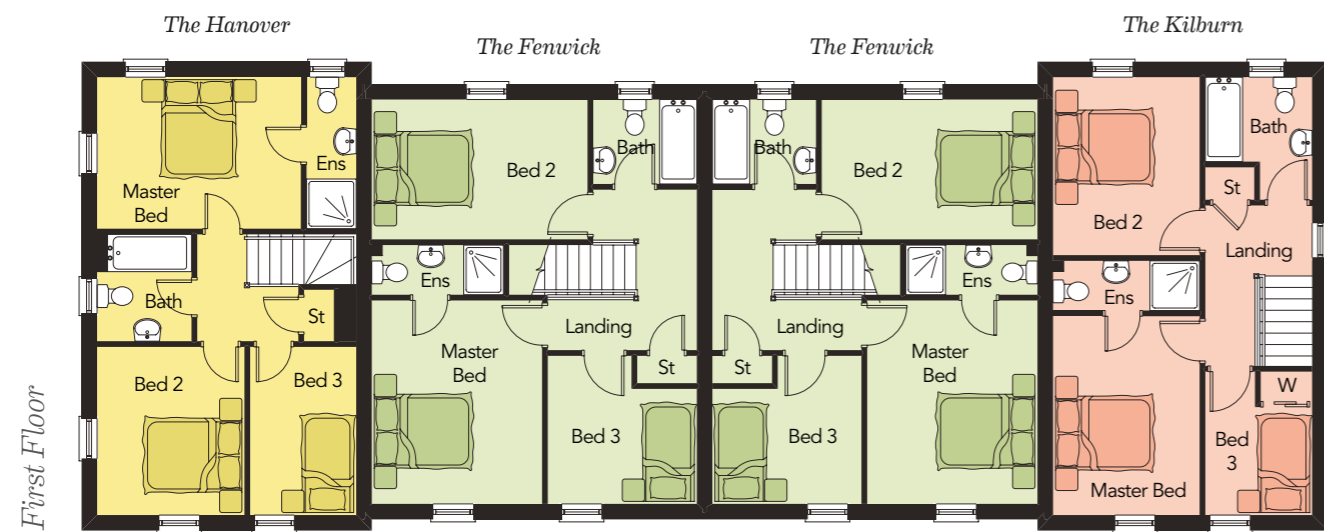
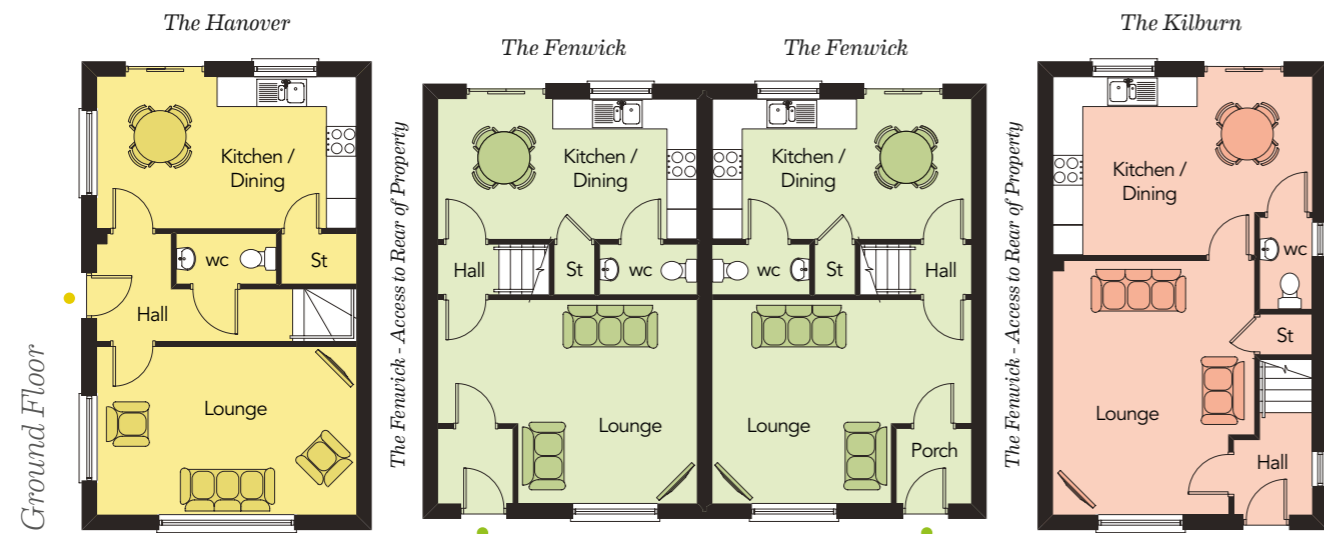
#### First Floor

MASTER BED	13'5" x 10'0"
ENSUITE	10'0" x 3'3"
BEDROOM 2	11'1" x 9'9"
BEDROOM 3	11'1" x 7'0"
BATHROOM	7'1" x 6'3"

Total Floor Area:  
989 sq.ft approx.

# The Hanover, The Fenwick & The Kilburn

3 Bedroom Townhouses



## The Hanover

### Ground Floor

LOUNGE	17'1" x 11'1"
KITCHEN / DINING	17'1" x 10'0"
WC	6'7" x 3'3"

### First Floor

MASTER BED	13'5" x 10'0"
ENSUITE	10'0" x 3'3"
BEDROOM 2	11'1" x 9'9"
BEDROOM 3	11'1" x 7'0"
BATHROOM	7'1" x 6'3"

Total Floor Area:  
989 sq.ft approx.

## The Fenwick

### Ground Floor

LOUNGE max	17'1" x 13'5"
KITCHEN / DINING	17'1" x 9'3"
WC	6'5" x 3'3"

### First Floor

MASTER BED	13'5" x 11'3"
ENSUITE	8'8" x 3'3"
BEDROOM 2	14'3" x 9'3"
BEDROOM 3 max	9'10" x 9'9"
BATHROOM	6'10" x 5'7"

Total Floor Area:  
1,029 sq.ft approx.

## The Kilburn

### Ground Floor

LOUNGE max	16'9" x 13'3"
KITCHEN / DINING max	17'1" x 11'9"
WC	6'0" x 3'5"

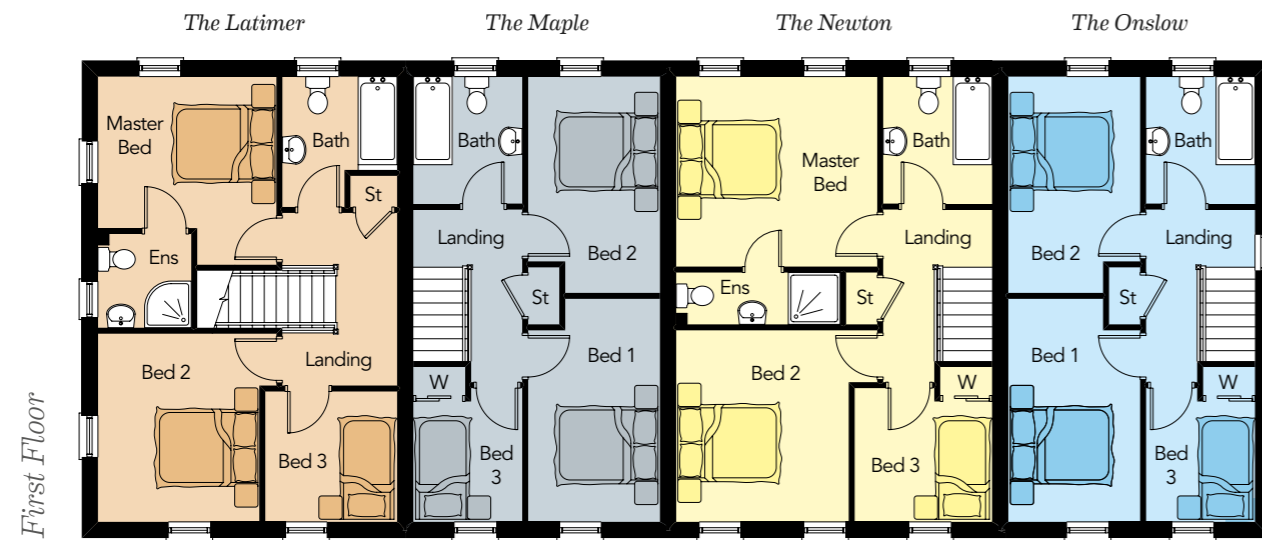
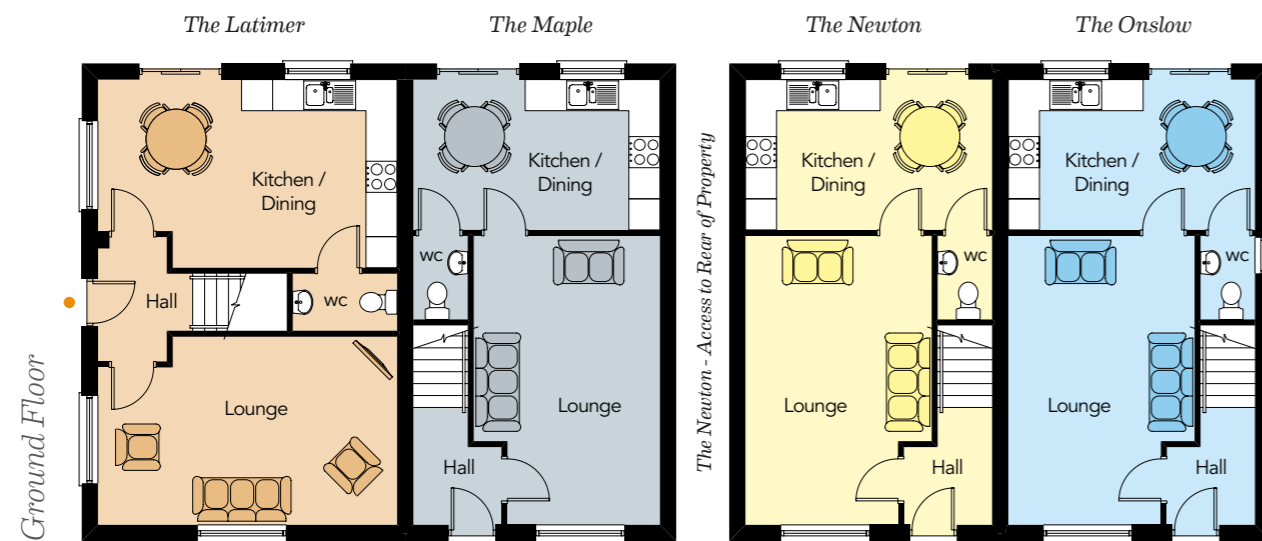
### First Floor

MASTER BED	13'2" x 9'8"
ENSUITE	9'8" x 3'3"
BEDROOM 2	11'9" x 9'8"
BEDROOM 3 max	9'6" x 7'1"
BATHROOM max	8'1" x 7'1"

Total Floor Area:  
989 sq.ft approx.

# The Latimer, The Maple, The Newton & The Onslow

3 Bedroom Townhouses



Computer Visual

## The Latimer

### Ground Floor

LOUNGE max 18'11" x 11'11"  
KITCHEN / DINING max 18'11" x 11'11"  
WC 6'7" x 3'7"

### First Floor

MASTER BED max 11'11" x 11'4"  
ENSUITE 5'11" x 5'11"  
BED 2 max 11'11" x 11'4"  
BED 3 8'4" x 8'3"  
BATH max 8'3" x 7'3"

Total Floor Area:  
1,066 sq.ft approx.

## The Maple

### Ground Floor

LOUNGE max 18'3" x 11'9"  
KITCHEN / DINING 15'7" x 9'6"  
WC 5'3" x 3'5"

### First Floor

BED 1 max 14'1" x 8'4"  
BED 2 max 13'8" x 8'4"  
BED 3 max 8'6" x 6'11"  
BATHROOM 8'0" x 6'11"

Total Floor Area:  
879 sq.ft approx.

## The Newton

### Ground Floor

LOUNGE max 18'3" x 11'9"  
KITCHEN / DINING 15'7" x 9'6"  
WC 5'3" x 3'5"

### First Floor

MASTER BED 12'9" x 12'0"  
ENSUITE 10'4" x 3'3"  
BED 2 max 12'9" x 12'1"  
BED 3 max 8'8" x 8'6"  
BATHROOM 8'0" x 6'11"

Total Floor Area:  
1,003 sq.ft approx.

## The Onslow

### Ground Floor

LOUNGE max 18'3" x 11'9"  
KITCHEN / DINING 15'7" x 9'6"  
WC 5'3" x 3'5"

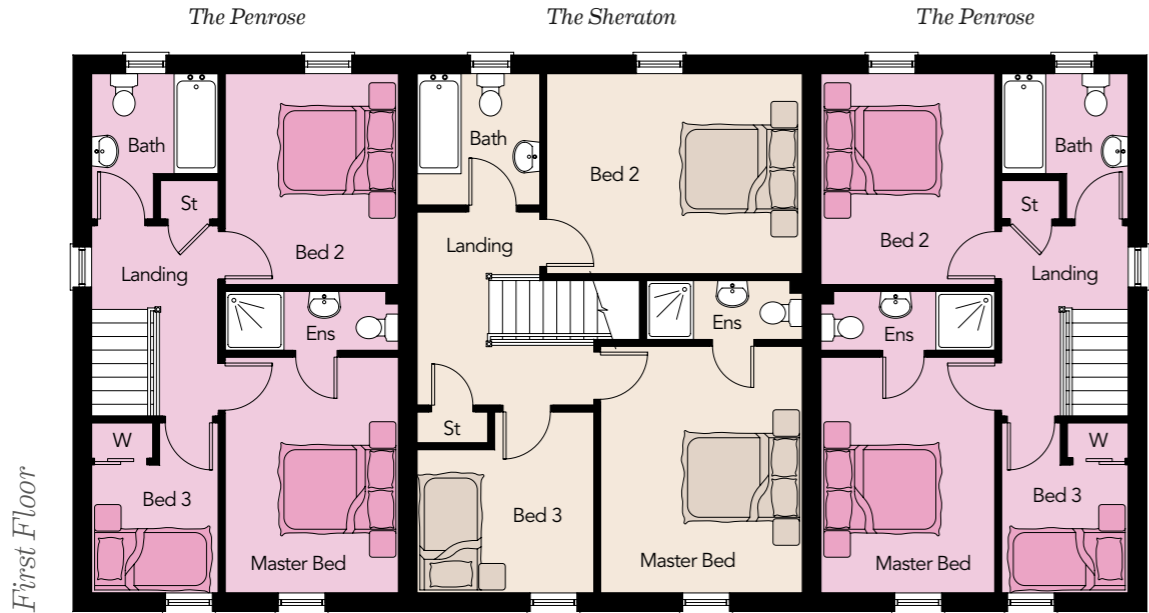
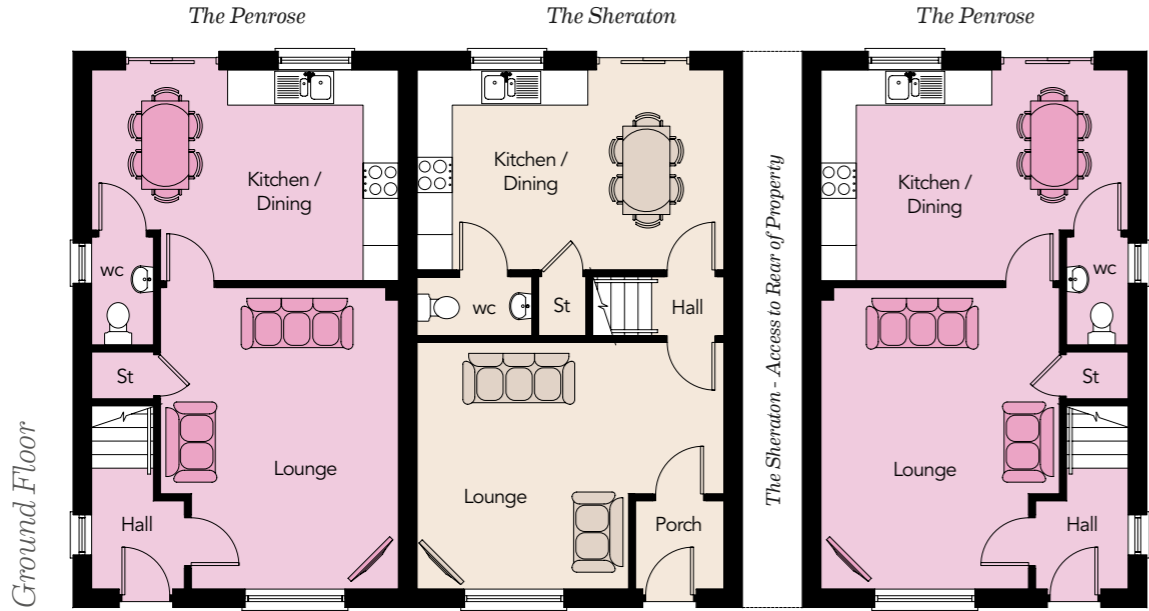
### First Floor

BED 1 max 14'1" x 8'4"  
BED 2 max 13'8" x 8'4"  
BED 3 max 8'6" x 6'11"  
BATHROOM 8'0" x 6'11"

Total Floor Area:  
879 sq.ft approx.

# The Penrose & The Sheraton

3 Bedroom Townhouses



Computer Visual

### The Penrose

#### Ground Floor

<b>LOUNGE</b> max	16'10" x 13'3"
<b>KITCHEN / DINING</b> max	17'1" x 11'9"
<b>WC</b>	6'0" x 3'5"

#### First Floor

<b>MASTER BED</b>	13'2" x 9'8"
<b>ENSUITE</b>	9'8" x 3'3"
<b>BEDROOM 2</b>	11'9" x 9'8"
<b>BEDROOM 3</b> max	9'6" x 7'1"
<b>BATHROOM</b> max	8'1" x 7'1"

Total Floor Area:  
988 sq ft approx.

### The Sheraton

#### Ground Floor

<b>LOUNGE</b> max	17'1" x 13'9"
<b>KITCHEN / DINING</b>	17'1" x 11'2"
<b>WC</b>	6'5" x 3'3"

#### First Floor

<b>MASTER BED</b>	13'9" x 11'3"
<b>ENSUITE</b>	8'8" x 3'3"
<b>BEDROOM 2</b>	14'3" x 11'2"
<b>BEDROOM 3</b> max	10'1" x 9'10"
<b>BATHROOM</b>	7'4" x 6'10"

Total Floor Area:  
1,114 sq ft approx.

### The Penrose

#### Ground Floor

<b>LOUNGE</b> max	16'10" x 13'3"
<b>KITCHEN / DINING</b> max	17'1" x 11'9"
<b>WC</b>	6'0" x 3'5"

#### First Floor

<b>MASTER BED</b>	13'2" x 9'8"
<b>ENSUITE</b>	9'8" x 3'3"
<b>BEDROOM 2</b>	11'9" x 9'8"
<b>BEDROOM 3</b> max	9'6" x 7'1"
<b>BATHROOM</b> max	8'1" x 7'1"

Total Floor Area:  
988 sq ft approx.

# Current Developments



**SPRINGWATER**  
*Ballyclare BT39*



**MULBERRY**  
*Coleraine BT52 2EG*

**HAGAN**<sup>®</sup>  
**CREATING HOMES**  
SINCE 1988



**FOXLEIGH MEADOW**  
*Ballymoney BT53 6FE*



**WATER'S EDGE**  
*Greenisland BT38 8TZ*



**SHIMNA MILE**  
*Newcastle BT33 0TQ*



**BALLANTINE GARDEN VILLAGE**  
*Lisburn BT27 5FJ*



**CARNCORMICK MEADOW**  
*Cargan BT43 7JU*



**LISNACASTLE GARDENS**  
*Castlecaulfield BT70 3FJ*



## Multi Award Winning Home Builders

**Belfast Telegraph**  
Mixed-Use  
Development of the Year  
Award Winner 2023

**Belfast Telegraph**  
Property Marketing  
Award Winner 2022 & 2018  
Highly Commended - 2023

**Belfast Telegraph**  
Developer of the Year 2023 -  
Highly Commended

**Belfast Telegraph**  
Residential Development  
of the Year 2022 -  
Highly Commended

**PropertyPal Awards**  
Development Company  
of the Year  
Award Winner 2022  
Highly Commended - 2023

**PropertyPal Awards**  
Best Property Marketing  
Award Winner  
2023 & 2022

**PropertyPal Awards**  
Community CSR (Corporate  
Social Responsibility)  
Award Winner 2022  
Highly Commended - 2023

**AIB Business Eye**  
Community (CSR)  
Award Winner 2022 & 2021

**AIB Business Eye**  
Business Awards 2018  
Highly Commended

**FSB Small Business**  
Community Award Winner  
2023 & 2020

**CEF**  
Private Housing Development  
Award Winner 2008, 2012,  
2014 & 2015

**Sunday Express**  
National House Builder Award

**Daily Express**  
British National  
House Builder Award

**Daily Telegraph**  
What House?  
Award Winner

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