



ENLER VILLAGE

Newtownards Road

Comber
BT23 5ZW

HAGAN[®]

HAGAN  [®]
CREATING
HOMES
SINCE 1988

www.haganhomes.co.uk

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



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.

Step by Step Guide

Download our **Step by Step** guide to buying a Hagan Home from our website.
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.

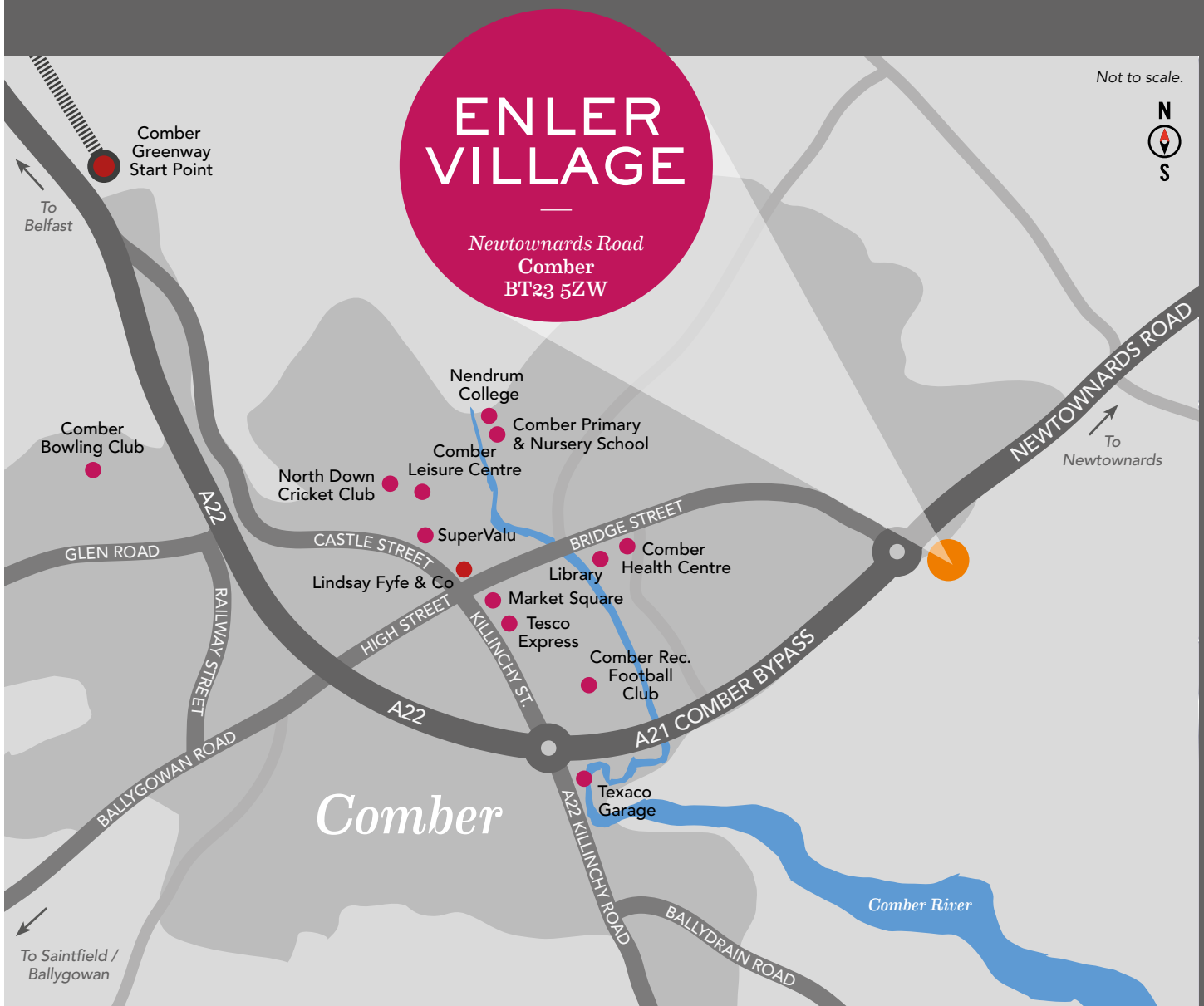
A brief 3 minute walk to the bus stop providing easy access to Comber town centre, Newtownards, Dundonald and beyond.

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.

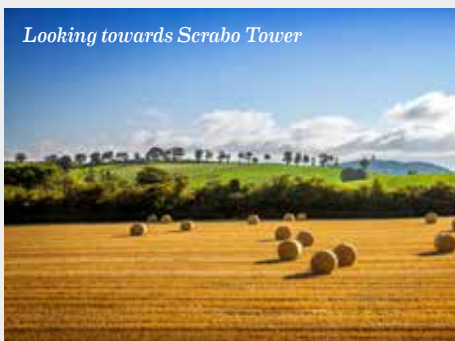
Located less than 4 miles away from areas of natural beauty such as the Castle Espie Wetland Centre and Scrabo Tower.

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.





Serabo Tower



Looking towards Serabo Tower

All on your doorstep

(Travel times by car)

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





Comber River heading into Strangford Lough



Castle Espie



Comber River



Comber Leisure Centre



The Square, Comber

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.





The Macfarlane
Site 59

The Naylor
Site 60

The Macfarlane
Site 61

Enler Village strikes the perfect balance between convenience and comfort

The Naylor
Site 62

The Macfarlane
Site 63

The Naylor
Site 64

Computer Visual



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



- New 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, Sky+ and Virgin Media 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



Comber Greenway



External

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

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 high efficiency boiler with thermostatically controlled radiators
- Internal doors: White panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media 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
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF 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
- 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 door
- 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

















Raising Standards. Protecting Homeowners

Images used are taken from previous Hagan show homes.



House Type Key

 The Alfa <i>3 Bedroom Detached</i>	 The Carnesure <i>3 Bedroom Semi-Detached</i>	 The Kane <i>3 Bedroom Townhouse</i>
 The Andrews <i>3 Bedroom Townhouse</i>	 The Down <i>3 Bedroom Semi-Detached</i>	 The Larkin <i>3 Bedroom Townhouse</i>
 The Aston <i>3 Bedroom Detached</i>	 The Gilligan <i>3 Bedroom Semi-Detached</i>	 The Macfarlane <i>3 Bedroom Semi-Detached</i>
 The Baillie <i>3 Bedroom Townhouse</i>	 The Hubbard <i>3 Bedroom Semi-Detached</i>	 The Naylor <i>3 Bedroom Semi-Detached</i>
 The Bexley <i>3 Bedroom Detached</i>	 The Iverna <i>3 Bedroom Semi-Detached</i>	

Not to Scale



Site Layout

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



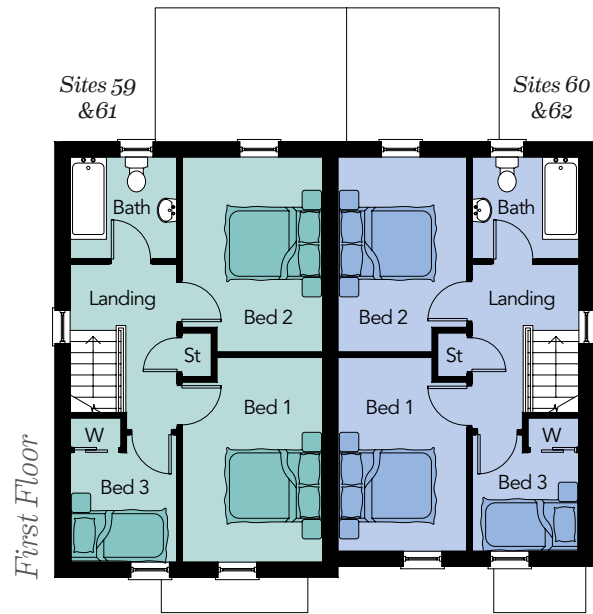
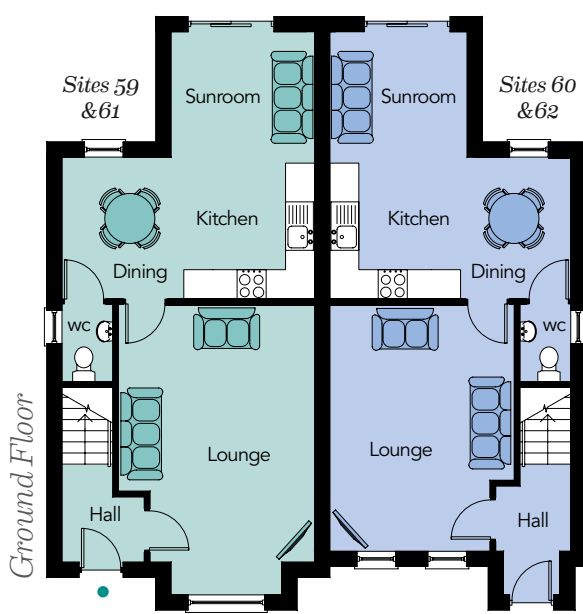


The Naylor & The Macfarlane

3 Bedroom Semi-Detached

The Naylor - Total Floor Area - 962 sq.ft approx.

The Macfarlane - Total Floor Area - 1038 sq.ft approx.



*CGI above is of Sites 63 & 64. Sites 59/60 & 61/62 will be of a similar hand and elevation.

Sites 35 & 36 will be a handed version with varied step in elevation - Contact the selling agent for more information.

The Naylor - Sites 35, 60 & 62

Ground Floor

ENTRANCE HALL

LOUNGE

16'9" x 12'6" max

KITCHEN / DINING

16'4" x 9'7"

SUNROOM

9'4" x 8'6"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'1" x 8'9" max

BEDROOM 2

13'2" x 8'9" max

BEDROOM 3

7'10" x 7'3" max

BATHROOM

7'3" x 6'11"

The Macfarlane - Sites 36, 59 & 61

Ground Floor

ENTRANCE HALL

LOUNGE

19'8" x 13'3" max

KITCHEN / DINING

17'1" x 9'7"

SUNROOM

9'9" x 8'6"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'10" x 9'6" max

BEDROOM 2

13'2" x 9'6" max

BEDROOM 3

8'7" x 7'3" max

BATHROOM

7'3" x 6'11"

Computer Visual

The Gilligan
Site 37

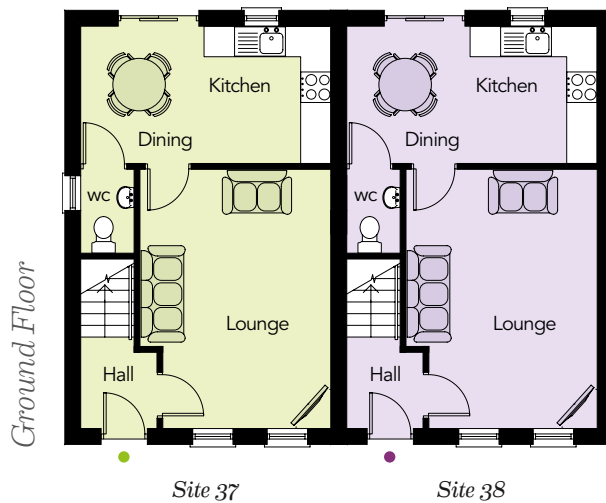
The Hubbard
Site 38



The Gilligan & Hubbard

3 Bedroom Semi-Detached

Total Floor Area - 839 sq ft approx.



Ground Floor

ENTRANCE HALL

LOUNGE

16'9" x 12'4" max

KITCHEN /
DINING

16'2" x 8'10"

WC

5'5" x 3'5"

First Floor

BEDROOM 1

13'2" x 8'3" max

BEDROOM 2

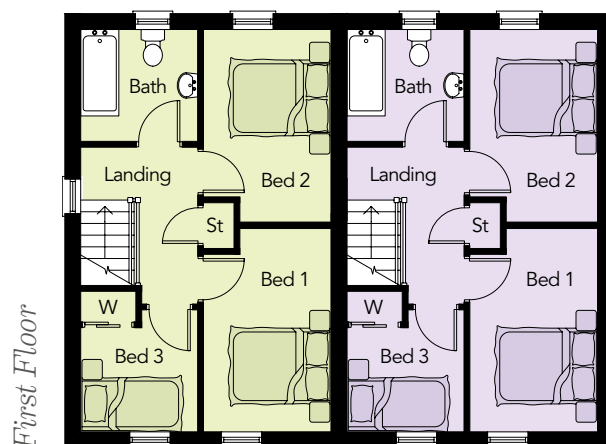
12'6" x 8'3" max

BEDROOM 3

7'10" x 7'6" max

BATHROOM

7'6" x 7'3"



Computer Visual

The Carnesure
Site 51

The Carnesure
Site 52



The Carnesure

3 Bedroom Semi-Detached
Total Floor Area - 839 sq.ft approx.

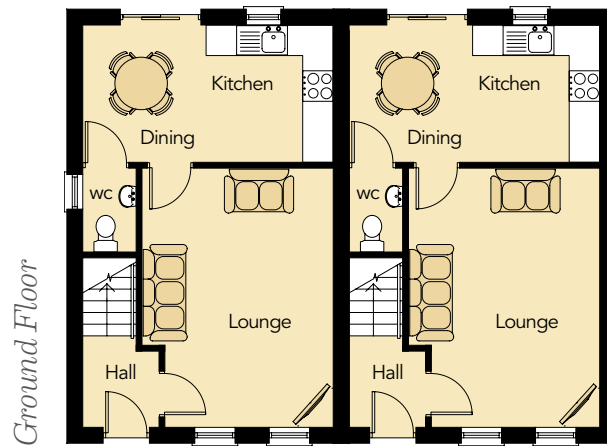
Ground Floor

ENTRANCE HALL

LOUNGE
16'9" x 12'4" max

**KITCHEN /
DINING**
16'2" x 8'10"

WC
5'5" x 3'5"



Site 39 / 51

Site 40 / 52

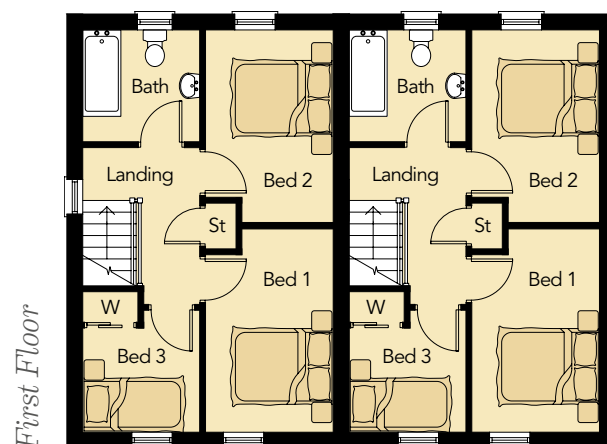
First Floor

BEDROOM 1
13'2" x 8'3" max

BEDROOM 2
12'6" x 8'3" max

BEDROOM 3
7'10" x 7'6" max

BATHROOM
7'6" x 7'3"



Note - Sites 39/40 will
have a stepped elevation

Computer Visual

The Down
Site 41

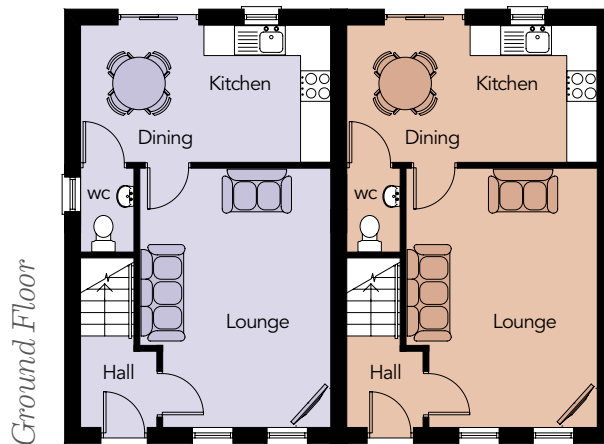
The Iverna
Site 42



The Down & The Iverna

3 Bedroom Semi-Detached

Total Floor Area - 839 sq ft approx.



Ground Floor

Site 41

Site 42

Ground Floor

ENTRANCE HALL

LOUNGE

16'9" x 12'4" max

KITCHEN /
DINING / SNUG

16'2" x 8'10"

WC

5'5" x 3'5"

First Floor

BEDROOM 1

13'2" x 8'3" max

BEDROOM 2

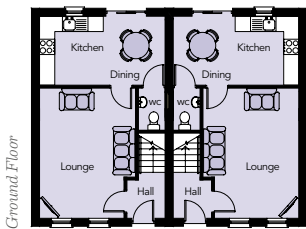
12'6" x 8'3" max

BEDROOM 3

7'10" x 7'6" max

BATHROOM

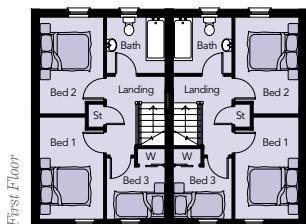
7'6" x 7'3"



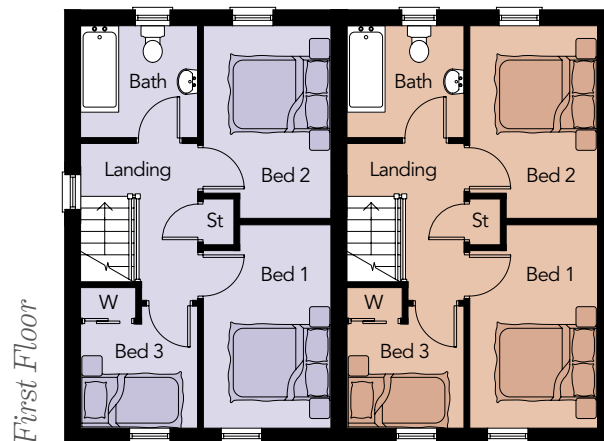
Ground Floor

Site 43

Site 44



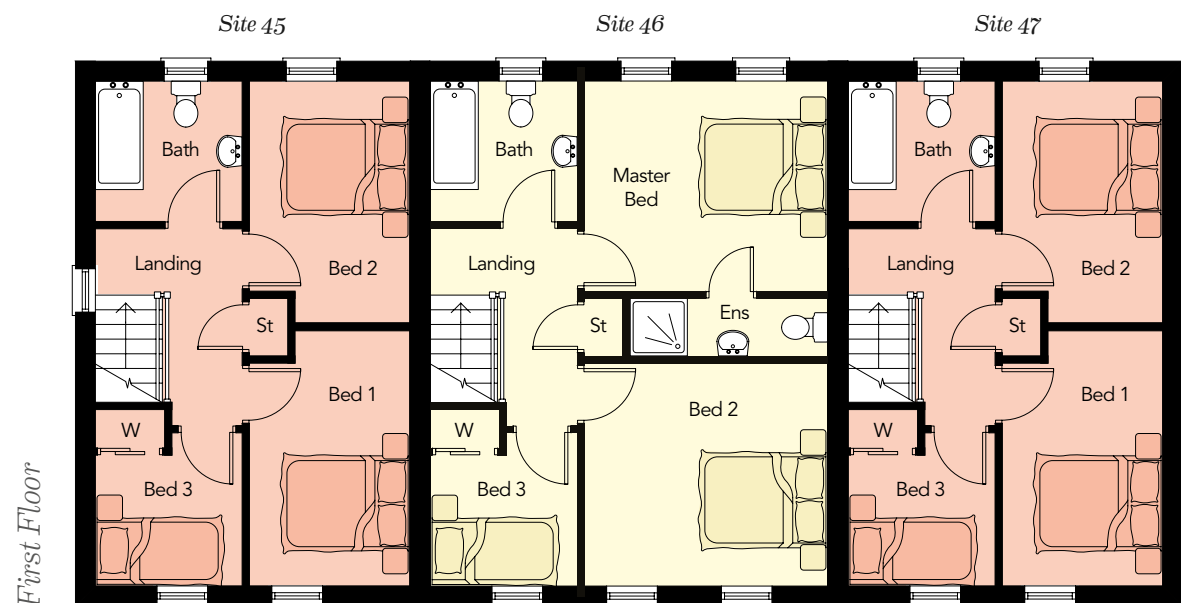
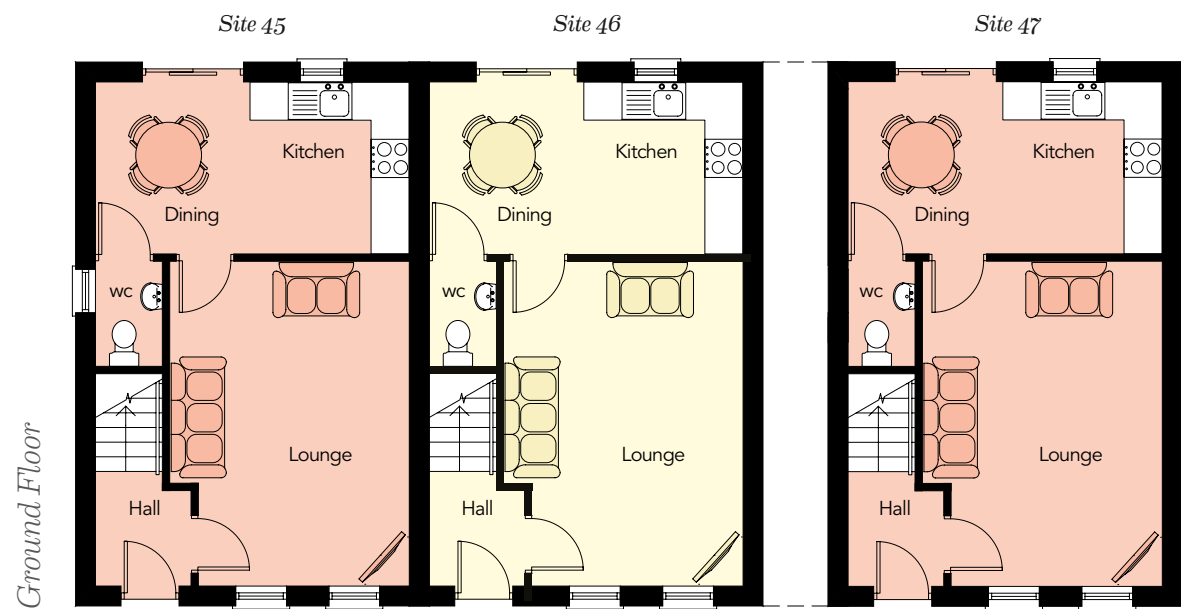
First Floor



First Floor

The Andrews & The Baillie

3 Bedroom Townhouses



Note - Sites 54 / 55 / 56 will be a handed version of these plans and the CGI opposite



Computer Visual

The Andrews - Sites 45 & 56

Ground Floor

LOUNGE max 16'9" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'5" x 3'5"

First Floor

BEDROOM 1 max 13'2" x 8'3"
BEDROOM 2 max 12'6" x 8'3"
BEDROOM 3 max 7'10" x 7'6"
BATHROOM 7'6" x 7'3"

Total Floor Area:
 839 sq.ft approx.

The Baillie - Sites 46 & 55

Ground Floor

LOUNGE max 16'9" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'5" x 3'5"

First Floor

MASTER BED 12'6" x 11'5"
ENSUITE 10'2" x 2'11"
BEDROOM 2 12'6" x 11'5"
BEDROOM 3 max 7'10" x 7'6"
BATHROOM 7'6" x 7'3"

Total Floor Area:
 950 sq.ft approx.

The Andrews - Sites 47 & 54

Ground Floor

LOUNGE max 16'9" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'5" x 3'5"

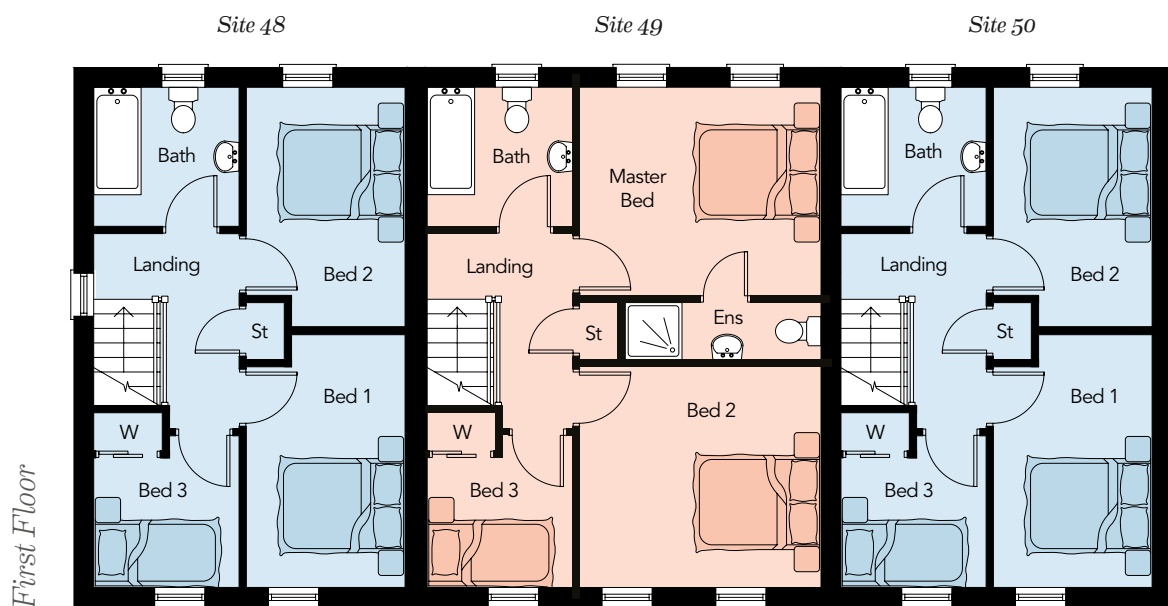
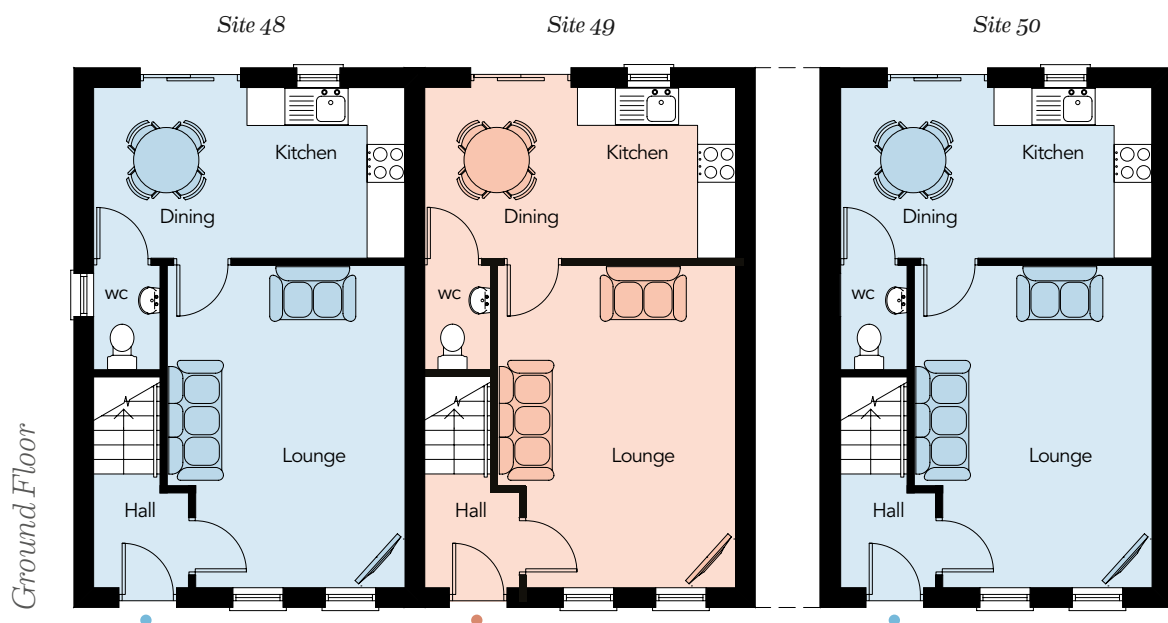
First Floor

BEDROOM 1 max 13'2" x 8'3"
BEDROOM 2 max 12'6" x 8'3"
BEDROOM 3 max 7'10" x 7'6"
BATHROOM 7'6" x 7'3"

Total Floor Area:
 839 sq.ft approx.

The Kane & The Larkin

3 Bedroom Townhouses





The Kane - Site 48

Ground Floor

LOUNGE max	16'9" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'5" x 3'5"

First Floor

BEDROOM 1 max	13'2" x 8'3"
BEDROOM 2 max	12'6" x 8'3"
BEDROOM 3 max	7'10" x 7'6"
BATHROOM	7'6" x 7'3"

Total Floor Area:
839 sqft approx.

The Larkin - Site 49

Ground Floor

LOUNGE max	16'9" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'5" x 3'5"

First Floor

MASTER BED	12'6" x 11'5"
ENSUITE	10'2" x 2'11"
BEDROOM 2	12'6" x 11'5"
BEDROOM 3 max	7'10" x 7'6"
BATHROOM	7'6" x 7'3"

Total Floor Area:
950 sqft approx.

The Kane - Site 50

Ground Floor

LOUNGE max	16'9" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'5" x 3'5"

First Floor

BEDROOM 1 max	13'2" x 8'3"
BEDROOM 2 max	12'6" x 8'3"
BEDROOM 3 max	7'10" x 7'6"
BATHROOM	7'6" x 7'3"

Total Floor Area:
839 sqft approx.



The Alfa

3 Bedroom Detached
Total Floor Area - 1087 sq ft approx.

Ground Floor

ENTRANCE HALL

LOUNGE
16'10" x 13'10" max

**KITCHEN /
DINING / SNUG**
16'9" x 14'6"

UTILITY ROOM
7'5" x 5'8"

WC
7'5" x 3'3"

First Floor

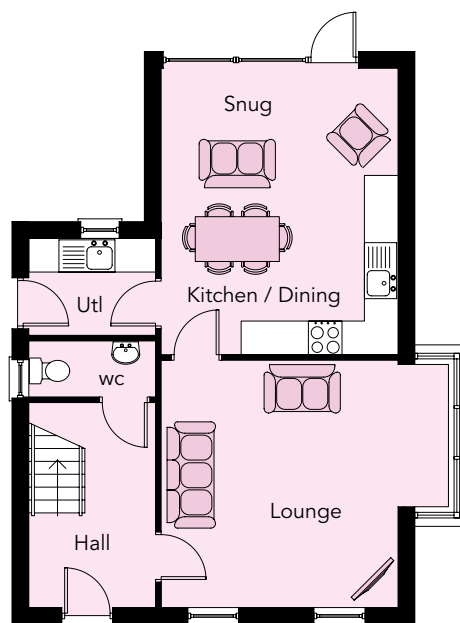
MASTER BEDROOM
13'4" x 11'6" max

ENSUITE
7'10" x 3'5"

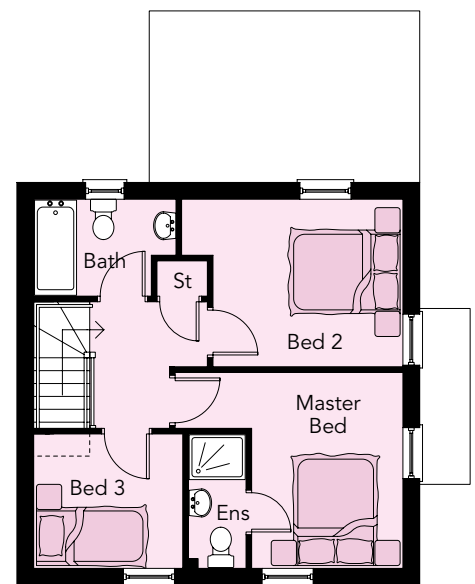
BEDROOM 2
13'0" x 9'10" max

BEDROOM 3
8'9" x 7'10"

BATHROOM
8'4" x 5'8" max



Ground Floor



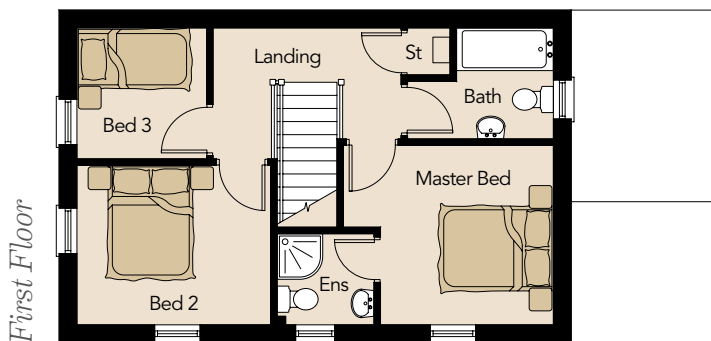
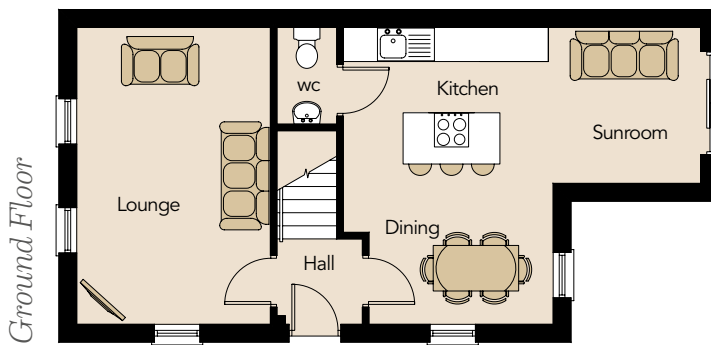
First Floor



The Bexley

3 Bedroom Detached

Total Floor Area - 1015 sq.ft approx.



Ground Floor

ENTRANCE HALL

LOUNGE

17'1" x 11'2"

KITCHEN / DINING

17'1" x 12'1" max

SUNROOM

9'0" x 8'6"

WC

5'7" x 3'5"

First Floor

MASTER BEDROOM

12'1" x 10'4" max

ENSUITE

5'7" x 5'3"

BEDROOM 2

11'2" x 9'2"

BEDROOM 3

7'7" x 7'6"

BATHROOM

8'5" x 6'5" max



The Aston

3 Bedroom Detached
Total Floor Area - 1063 sq.ft approx.

Ground Floor

ENTRANCE HALL

LOUNGE
14'6" x 13'10"

**KITCHEN /
DINING / SNUG**
16'9" x 14'6"

UTILITY ROOM
7'5" x 5'8"

WC
7'5" x 3'3"

First Floor

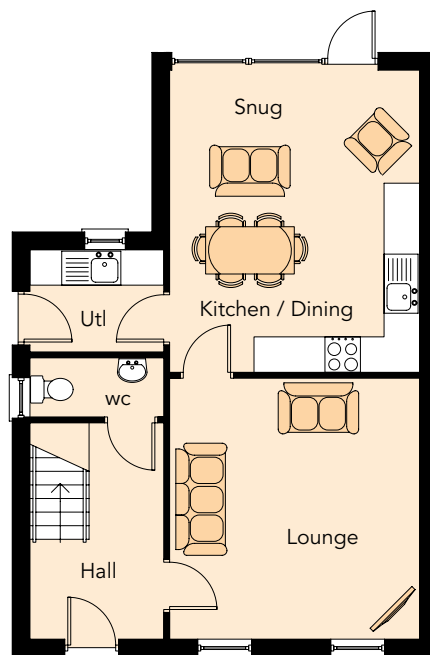
MASTER BEDROOM
13'4" x 11'6" max

ENSUITE
7'10" x 3'5"

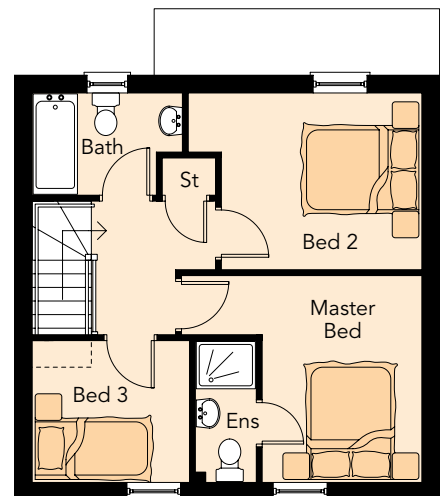
BEDROOM 2
13'0" x 9'10" max

BEDROOM 3
8'9" x 7'10"

BATHROOM
8'4" x 5'8" max



Ground
Floor



First
Floor

Ploughed potato fields, Comber



Current Developments



BALLYVEIGH
Antrim BT41 2GW



MULBERRY
Coleraine BT52 2FA



BYRON HALT
Holywood BT18 9JQ



WATER'S EDGE
Greenisland BT38 8TZ



SHIMNA MILE
Newcastle BT33 0TQ



FOXLEIGH MEADOW
Ballymoney BT53 6FE



TWO THREE SIX
Belfast BT4 3HZ

HAGAN[®]
CREATING
HOMES
SINCE 1988

*Multi Award
Winning
Home Builders*



Castle Espie Wetland Centre



Raising Standards. Protecting Homeowners



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2 The Square, Comber
Telephone 028 9187 1787
www.lindsayfyfe.co.uk

The HAGAN logo is positioned in the bottom left corner. It consists of the word 'HAGAN' in a bold, uppercase, sans-serif font, followed by a registered trademark symbol (®). The letter 'A' is stylized with a small orange and yellow graphic element above it.

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