

simon**BRIEN**
RESIDENTIAL

9 Little Enler Way,
Comber, BT23 5ZP



Offers Around £269,950

Telephone 02891 800700
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KEY FEATURES

- An attractive detached villa, within easy walking distance to Comber Square
- Constructed 2019
- Modern exterior architecture, coupled with a bright spacious interior
- Large entrance hall with ceramic tiled floor
- Lounge offering large bay window, dual aspect-flooding the space with natural light
- Fantastic open plan kitchen/ dining/ living space to the rear
- Luxury modern kitchen with light grey units, island, and range of integrated appliances
- Four bedrooms
- Bedroom one with luxury ensuite
- Luxury bathroom comprising modern white suite
- Gardens to front, side and rear laid out in lawns, grey composite decking and fencing
- Tarmac driveway with ample off-road parking
- Ideally located within a family friendly cul-de-sac
- Grey uPVC double glazed windows and rear doors
- Grey composite front door
- Gas fired central heating system

SUMMARY

An attractive and deceptively spacious detached family home, situated within the Enler Village development, within easy walking distance to Comber Square. This beautiful home combines an aesthetically pleasing façade with spacious, well laid out accommodation, lots of natural light and will attract families seeking a modern and energy efficient home in a very convenient location. The property is neatly set in a small cul-de-sac providing a very peaceful environment in which to live.

The accommodation briefly comprises of large entrance hall, modern downstairs cloakroom, lounge with feature bay window flooding the space with natural light, there is also a large open plan modern kitchen/ dining/ living space to the rear of the property. The modern kitchen provides light grey shaker style units with a range of integrated appliances and an island, again with plenty of natural light. On the first floor, there are four bedrooms, bedroom one with luxury ensuite. Bedrooms two, three and four are neatly serviced by a luxury bathroom comprising modern white suite.

Externally, the property has been well maintained and benefits from gardens to the front, side and rear with lawns, grey composite decking – ideal for family BBQ's and get togethers. There is a great sized tarmac driveway to the side of the property providing ample off-road parking. The property is beside a communal grass area, which can be further utilised for all and is ideal for children to play within sight of the property.

Interest levels are expected to be high on this property, so please do arrange your internal viewing appraisal at your earliest convenience by contacting our Newtownards Office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Grey composite front door, outside light.

ENTRANCE HALL:

Ceramic tiled floor.



LUXURY CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor.



LOUNGE:

21' 4" x 11' 4" (6.5m x 3.45m)

Feature bay window, dual aspect, TV and telephone points.



**LUXURY KITCHEN/LIVING/DINING:
30' 1" x 13' 0" (9.17m x 3.96m) (L shaped)**

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level light grey shaker style units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel extractor hood, integrated fridge freezer, dishwasher and washing machine, wall tiling, concealed lighting, broom cupboard, recess for tumble dryer, LED kickboard lighting, ceramic tiled floor, double glazed patio doors to rear, TV point.



FIRST FLOOR

LANDING:

Access to roofspace, linen cupboard with gas boiler.



BEDROOM (1):
12' 0" x 11' 3" (3.66m x 3.43m)



LUXURY ENSUITE:
Modern white suite comprising: separate fully tiled shower cubicle, 'Redring' thermostatically controlled shower unit, wall mounted wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, chrome towel radiator, extractor fan.



BEDROOM (2):
11' 11" x 9' 9" (3.63m x 2.97m)

BEDROOM (3):
8' 10" x 8' 2" (2.69m x 2.49m)

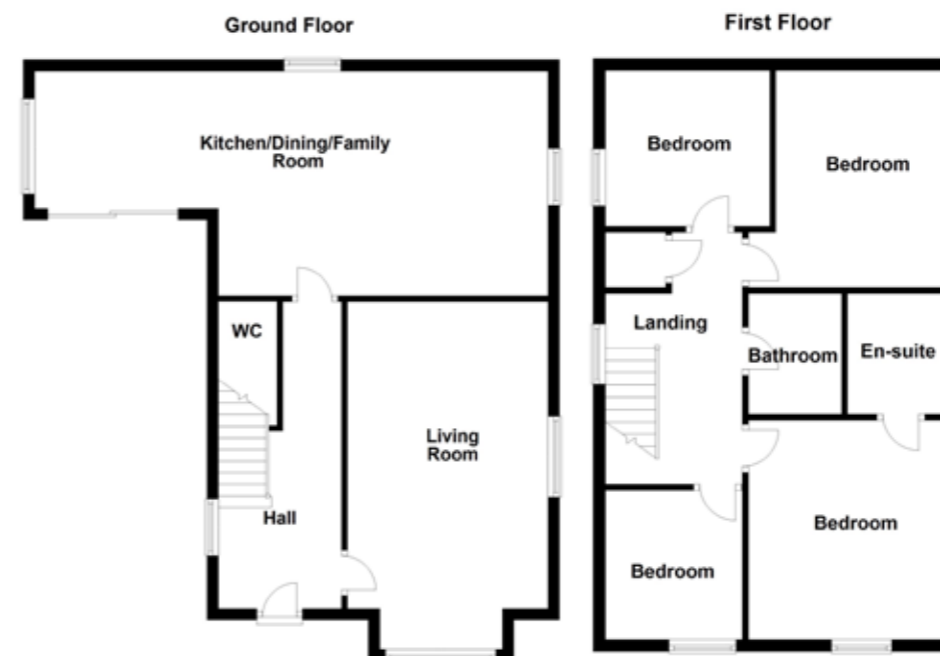


LUXURY BATHROOM:
Modern white suite comprising: Panelled bath with mixer taps, telephone hand shower over, glass screen, wall mounted wash hand basin with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, chrome towel radiator, extractor fan.

BEDROOM (4):
8' 2" x 7' 5" (2.49m x 2.26m)

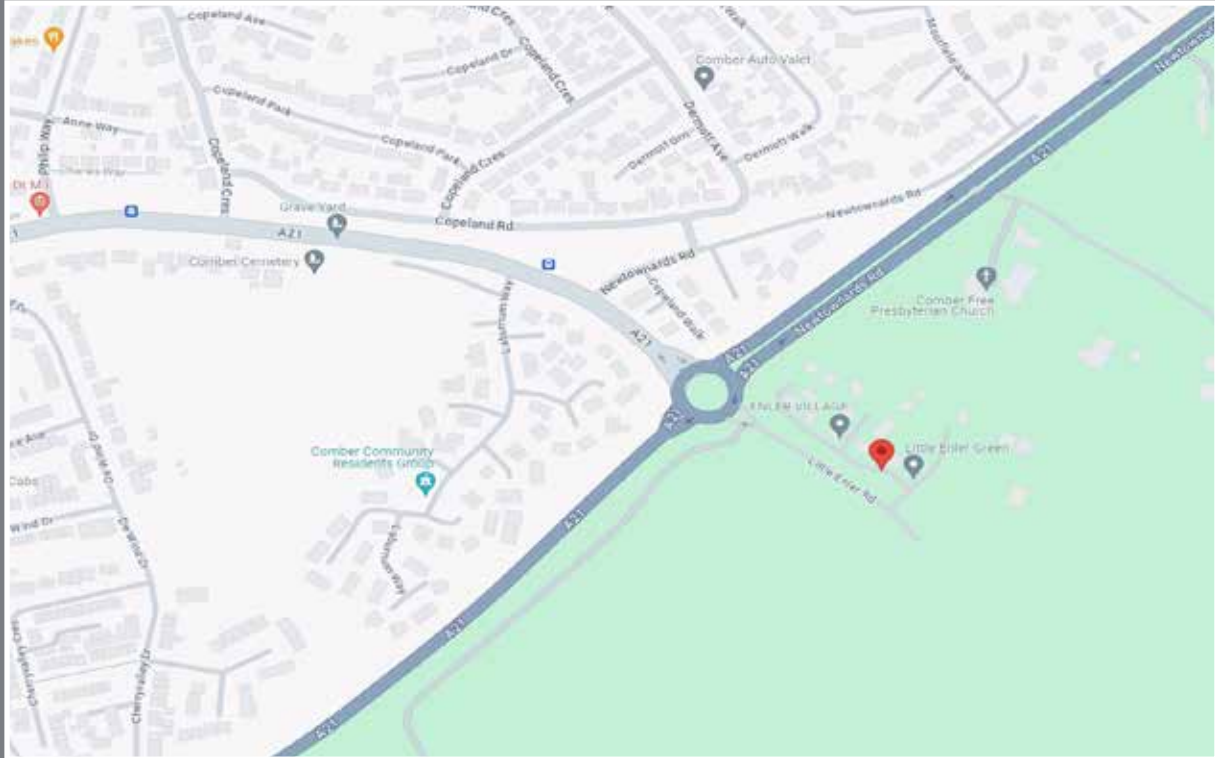


OUTSIDE
Gardens to front, side and rear laid in lawns, grey composite deck, paved path, 6 ft fencing, outside light, outside water tap, outdoor power point. Tarmac driveway to side of property.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
9 Little Enler Way, Comber

Location



LOCATION: Turn off the Newtownards Road roundabout onto Little Enler Road, take the first left, and then immediate left again into Little Enler Way, follow the road and turn right into the cul de sac, No. 9 is at the top of the cul de sac on the left.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/G/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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