

**Tim Martin**  
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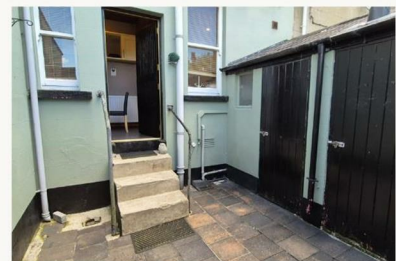
**OPEN VIEWING**

**TUESDAY 17 SEPTEMBER**  
4.30 - 5PM



58 BROWNLOW STREET  
COMBER  
BT23 5ER

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**58 Brownlow Street**  
**Comber**  
**BT23 5ER**

**£695 Per Month**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A well presented mid terrace property, situated within walking distance of Comber village, local schools and public transport.

The property is fitted with gas fired central heating, double glazing and is available immediately on a part furnished or unfurnished basis. The accommodation comprises of a spacious lounge, modern fitted kitchen with dining area, two well proportioned bedrooms and bathroom.

Outside, the enclosed rear patio area leads to the utility store, boiler house and outside WC, whilst enclosed rear gardens are laid out in lawn with a paved patio area.

Comber village is thriving with many local boutiques, coffee shops and restaurants and boasts an excellent choice of primary and secondary schools. For those wishing to commute, the Comber By-pass allows for ease of access to Newtownards, Dundonald, Ulster Hospital, Belfast City Airport and Belfast city centre.

RENT: £695.00 per month

RATES: Landlord pays rates.

DEPOSIT: £695.00

## FEATURES

- Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Area
- Spacious Lounge With Bay Window
- Modern Fitted Kitchen With Dining Area
- Two Well Proportioned Bedrooms
- Spacious Bathroom
- Gas Fired Central Heating And Double Glazing
- Enclosed Rear Patio Area With Utility Store And WC Leading To Enclosed Rear Gardens
- Within Walking Distance To Comber Village, Local Schools And Public Transport
- Convenient Commute To Newtownards, Dundonald, Ulster Hospital And Belfast City Centre

**ENTRANCE HALL:**

Glazed pvc entrance door; wood laminate floor;

**LOUNGE:**

**16'5" x 11'1" (into bay window) (5.00m x 3.38m (into bay window))**

Beautiful cast iron style fireplace with open fire; oak fire surround; wood laminate floor; bay window; tongue and groove ceiling; under stair storage cupboard;

**KITCHEN / DINING AREA:**

**14'7" x 7'6" (4.45m x 2.29m )**

Good range of modern wood laminate high and low level cupboards and drawers incorporating glazed Belfast sink with mixer tap; integrated Smeg electric double oven and grill; Smeg four ring gas hob; extractor hood over; integrated fridge; formica worktop and wooden worktop; tiled splashback; tiled floor; tongue and groove ceiling; pine stable door to rear;

**FIRST FLOOR / LANDING:**

Access to roofspace;

**BEDROOM (1):**

**14'7" x 10'3" (max meas) (4.45m x 3.12m (max meas))**

**BEDROOM (2):**

**9'2" x 7'6" (2.79m x 2.29m )**

**BATHROOM:**

**10'9" x 5'1" (3.28m x 1.55m )**

Cream coloured suite comprising panelled bath with brass effect mixer tap and telephone shower attachment; low flush wc; pedestal wash hand basin; part tiled walls; tiled floor; built-in storage cupboard; towel radiator;

**OUTSIDE:**

Enclosed paved patio area leading to:

**UTILITY STORE:**

Space and plumbing for washing machine; light and power point;

**BOILER HOUSE:**

with Worcester gas fired boiler;

**WC:**

low flush wc;

**GARDENS:**

Laid out in lawn; paved patio area;







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	70
(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	

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Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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