

**Tim Martin**  
— .co.uk



**64 Castle Lane  
Comber  
BT23 5EB**

**Rent  
£900 Per Month**

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# SUMMARY

OPEN VIEWING - Friday, 15th November 2024 4pm to 4.30pm (No Booking Required)

A well positioned detached bungalow occupying a superb site overlooking North Down Cricket Club and within walking distance of Comber's bustling village is available for a short term let only.

Boasting a superb layout, the accommodation comprises of a spacious lounge with open fire, three excellent sized bedrooms, modern fitted kitchen and bathroom fitted with a white suite.

Outside, a driveway provides excellent off street parking and makes way to the detached garage. Easily maintained gardens are located to the front and rear.

Comber village is thriving with many local boutiques, coffee shops, restaurants, The Farmers Market and an excellent choice of primary and secondary schools, whilst an excellent road network and public transport links allows for a convenient commute to Newtownards, Dundonald and Belfast.

RENT: £900.00 per month

RATES: Landlord to pay rates

DEPOSIT: £900.00

LEASE: 6 months with option to continue month by month

NB: This is a short term let only whilst the property continues to be marketed for sale. The property is unfurnished.

- OPEN VIEWING - Friday, 15th November 2024 4pm to 4.30pm (No Booking Required)
- Short term let - 6 month lease
- Well Presented Detached Bungalow Occupying A Superb Site Overlooking North Down Cricket Club
- Three Excellent Sized Bedrooms
- Spacious Lounge With Open Fire
- Fitted Kitchen And Bathroom With White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Detached Garage
- Easily Maintained Front And Rear Gardens
- Within Walking Distance To Comber Village, Local Schools And Public Transport

## Entrance Porch

Glazed uPVC entrance door; tiled floor; glazed uPVC door through to :-

## Entrance Hall

Wood strip floor; corniced ceiling; wiring for wall lights; access to roof space, potential to convert (subject to planning); built in storage cupboards.

## Lounge

**17'6 x 11'10 (5.33m x 3.61m )**

Tiled fireplace with matching hearth; open fire; TV aerial connection point; corniced ceiling; wiring for wall lights.

## Kitchen

**11'11 x 9'11 (3.63m x 3.02m)**

Good range of modern wood laminate high and low level cupboard and drawers incorporating single drainer stainless steel sink unit with mixer taps; built in larder cupboard; space for electric cooker; extractor hood over; space and plumbing for dishwasher; formica worktops; space for fridge / freezer; part tiled walls; part painted tongue and groove wall panelling; glazed door to rear.

## Bedroom 1

**11'9 x 9'11 (3.58m x 3.02m)**

## Bedroom 2

**11'10 x 8'5 (3.61m x 2.57m )**

Built in storage cupboard; wood strip floor.

## Bedroom 3

**9'10 x 8'10 (3.00m x 2.69m )**

Built in storage cupboard; wood strip floor.

## Bathroom

**8'3 x 5'11 (2.51m x 1.80m )**

White suite comprising panel bath; Mira sport electric shower unit with wall mounted telephone shower attachment; pedestal wash hand basin; close coupled WC; part tiled walls; towel radiator; PVC tongue and groove ceiling; extractor fan.

## Outside

Spacious concrete driveway leading to the front and side of the property and to:-

## Store

**17'10 x 9'1 (5.44m x 2.77m)**

Glazed Belfast sink with hot and cold water taps; space and plumbing for washing machine; power points.






## Gardens


Front gardens laid out in decorative flowerbeds.

Enclosed rear gardens with paved patio area; raised concrete patio area; outside lights and water tap.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

Comber ■  
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