



ULSTER PROPERTY SALES

UPS

DOWNPATRICK BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 LITTLE ENLER LANE

Comber BT23 5ZW

- Semi detached home
- Three bedrooms
- Living room
- Kitchen/ dining area
- Downstairs w.c
- Family bathroom
- Popular location
- Beautifully presented

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

Offers Around £219,950

17 Little Enler Lane

, Comber, BT23 5ZW



Entrance Hall

10'11" x 4'8" (3.34m x 1.42m)

Glazed front door to entrance hall with tiled floor.

Lounge

16'9" x 12'4" (5.11m x 3.76m)

Spacious bright living room leading to kitchen/ diner

Kitchen/Diner

8'10" x 16'2" (2.69m x 4.93m)

A range of high and low level units including stainless steel sink unit, integrated oven, fridge freezer, hob and dishwasher. Tiled floor. Sliding doors to rear.

WC

5'6" x 3'6" (1.67m x 1.07m)

White suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

Landing

10'2" x 7'6" (3.10m x 2.29m)

Storage cupboard.

Bedroom 1

13'2" x 8'4" (4.01m x 2.54m)

Front facing bedroom.

Bathroom

White suite comprising low flush .wc, wash hand basin and

bath with overhead shower. Tiled floor and walls.

Bedroom 2

12'6" x 8'3" (3.81m x 2.51m)

Rear facing bedroom.

Bedroom 3

7'11" x 7'6" (2.42m x 2.29m)

Front facing bedroom with wardrobe.

Outside

To the front is a large tarmac parking area. To the rear is a large garden laid out in lawns with a patio area.



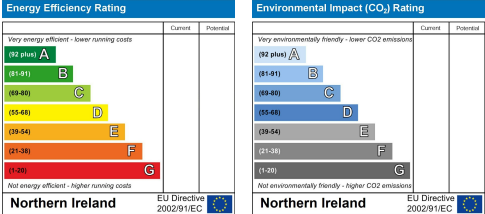
Directions



Floor Plan



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