

Tim Martin
— .co.uk



**6 Coronation Crescent
Comber
BT23 5BG**

**Rent
£950 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

This beautiful semi-detached home has been recently modernised to the highest of standards.

The ground floor boasts a bright lounge with a feature media wall, electric fire and built in storage. The newly installed kitchen, fitted with appliances, overlooks the enclosed gardens and leads through the rear hall to the modern bathroom.

Three well-proportioned bedrooms, one with a built-in wardrobe, can be found on the first floor.

Outside is equally as impressive, with generous enclosed gardens to the rear of the property complimented by a patio area and two stores. The front gardens are also enclosed and laid down to grass.

Ideally located, 6 Coronation Crescent is within walking distance to Comber Square, doctors surgery, Comber Primary School and Nendrum College. Public Transport is close by linking Newtownards, Dundonald and Belfast.

The quality of finish and attention to detail is evident throughout this home and early viewing is recommended.

RENT: £950.00

RATES: Landlord pays rates

DEPOSIT: £950.00

No pets

- Recently Modernised Semi-detached Family Home
- Bright Lounge with Feature Media Wall, Electric Fire and Storage
- Newly Installed Kitchen with New Appliances
- Newly fitted Bathroom on Ground Floor
- 3 First Floor Bedrooms
- Oil Fired Central Heating
- Double Glazing
- Gardens to Front and Rear

Entrance Hall

Glazed pvc entrance door; wood laminate floor;

Lounge

13'5 x 11'10 (4.09m x 3.61m)

Beautiful recessed glass fronted electric fire; housing for wall mounted tv; built-in bespoke shelving; wood laminate floor; wiring for wall lights; recessed spotlights;

Kitchen

9'5 x 7'10 (2.87m x 2.39m)

Excellent range of modern high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated CDA electric under oven; four ring ceramic hob; concealed extractor fan over; Beko fridge / freezer and Beko dishwasher; Hotpoint washing machine; wood laminate worktops; tiled splashback; tiled floor; recessed spotlights;

Rear Hall

Tiled floor; feature wall panelling; glazed upvc door to rear; recessed spotlights;

Bathroom

White suite comprising panelled bath with pillar mixer tap; Mira Sport electric shower and wall mounted telephone shower attachment over; glass shower screen; vanity unit with wash hand basin with mono mixer tap and drawers under; close coupled wc; heated towel rail; illuminated wall mounted mirror; tiled walls and floor; extractor fan; hotpress with insulated copper cylinder; LED spotlights;

Stairs to 1st floor landing

Bedroom 1

13'7 x 10'1 (4.14m x 3.07m)

Built-in wardrobe with clothes rail and shelving;

Bedroom 2

11'4 x 8'7 (3.45m x 2.62m)

Bedroom 3

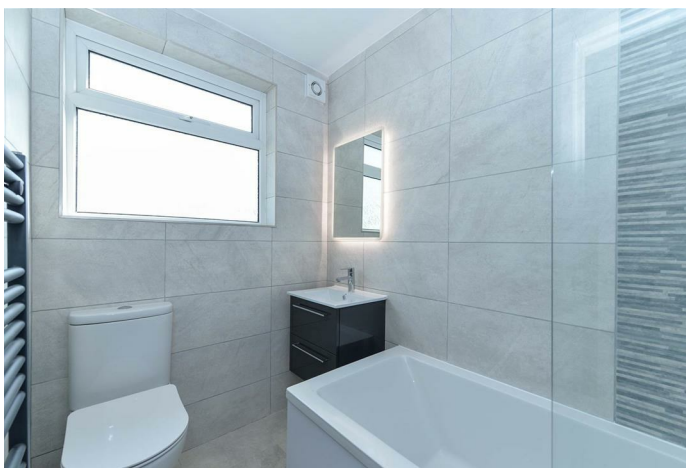
8'0 x 7'10 (2.44m x 2.39m)

Outside




2 Stores; concrete and flagged patio area;

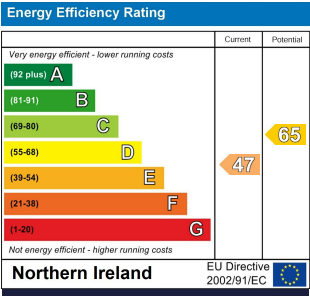
Gardens

Rear garden (to be laid in lawn); front garden laid in lawns.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	65
(21-38) F	47
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland EU Directive 2002/91/EC	

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.