



4 THE OLD MILL RACE

NEWTOWNARDS BT23 5RH

Offers Around

£250,000

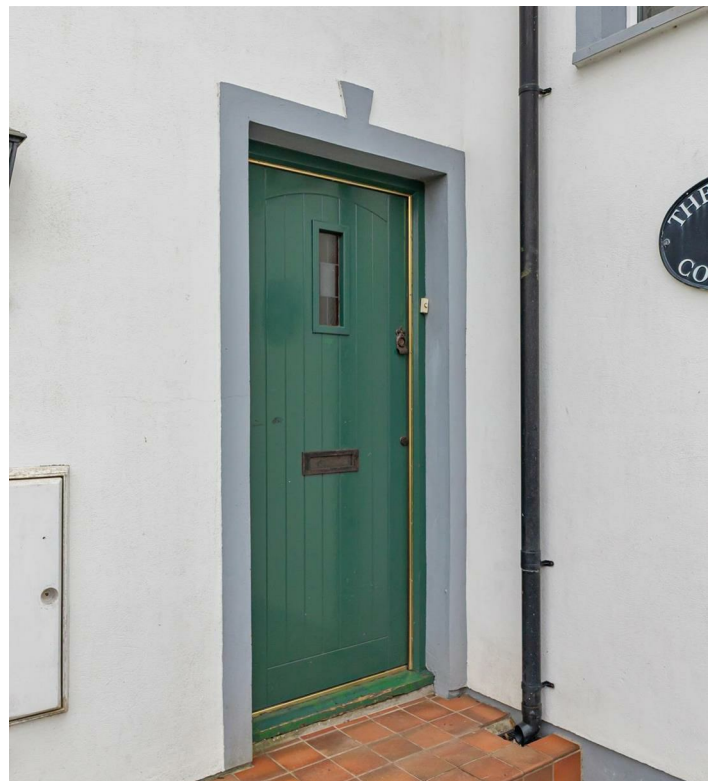


HOUSE - SEMI- DETACHED

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- Beautifully Presented Semi – Detached Property Situated in The Old Mill Race in Comber
- Location offers Perfect Blend of Convenience and Tranquillity with Modern Comforts
- Close to Many Local Amenities and Beautiful Surroundings
- Vibrant Town with Excellent Range of Shops, Restaurants and Highly Regarded Schools
- Excellent Road and Bus Networks Close by Perfect For Commuting to School or Work in Belfast or Surrounding Towns
- Bright and Spacious Entrance Hall with Feature Stain Glass Window
- Open Plan Living / Dining Space with Feature Open Fire and French Doors to Rear Garden
- Fully Fitted Contemporary Kitchen with Excellent Range of Integrated Appliances
- Downstair WC / Utility Area
- Three Well Proportioned Bedrooms, Principal Benefitting Ensuite Shower Room



ROOM DETAILS

Entrance	STAIRS TO 1st	FAMILY
RECEPTION	FLOOR /	BATHROOM:
PORCH:	LANDING:	(6'7" x 9'7")
(4'8" x 5'10")	BEDROOM	DETACHED
WC / UTILITY	THREE / WALK –	GARAGE:
AREA:	IN WARDROBE:	(16'8" x 9'7")
SPACIOUS	(7'10" x 6'8")	OUTSIDE:
ENTRANCE	BEDROOM TWO:	
HALL:	(11'9" x 9'10")	
(9'9" x 12'6")	PRINCIPAL	
LIVING/DINING:	BEDROOM:	
(16'5" x 22'8")	(10'2" x 12'6")	
KITCHEN:	ENSUITE:	
(11'5" x 9'10")	(8'0" x 5'2")	



DIRECTIONS

From The Square in Comber, head along High Street then take a left onto Carnesure Terrace and continue onto Old Ballygowan Road.. Take a right onto Old Mill Race and Number 4 is on the left-hand side.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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