



## 28 THE LINEN HOUSE

NEWTOWNARDS BT23 5WS

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*Offers Around*

**£435,000**



## APARTMENT

| 2  | N/G  | 2 

Add text here

- "The Drying Loft" - Exceptional Duplex Penthouse Apartment Within The Highly Desirable Mill Village Development in Comber Town Centre
- Beautifully Presented Offering Luxury and Extending to Over 2400 sq ft
- Vaulted Ceilings, Exposed Wooden Beams, Striking Half Moon Feature Windows, Motorised Atrium and Three Private Terraces are only a Few of the Added Extras On Offer
- Two Generous Sized Bedrooms With Built-in Wardrobes and Ensuite Facilities
- Family Lounge / Cinema Room With Surround Sound, Built in Cabinetry and Feature Electric Fire
- Additional Guest WC
- Large Bright and Spacious Entrance Hall
- Open Plan Kitchen / Living / Dining Room With Notle Fully Fitted Kitchen, High End Integrated Appliances, Feature Remote Control Evonic Electric Fire and Access to Roof Terraces
- Beam Vacuum System / Air Exchange System / Surround Sound System
- Exceptional Storage Throughout / Windows and Patio Doors All Include Full Length Metal Vertical Blinds





ROOM DETAILS

SHARED COMMUNAL FOYER:	FAMILY LOUNGE/CINEMA LEVEL: ROOM:	STAIRS TO UPPER
Entrance	(21'10" x 20'11")	KITCHEN/LIVING/DINING:
ENTRANCE HALL:	PRINCIPAL BEDROOM:	(23'3" x 30'3")
PLANT ROOM/STORAGE:	(17'1" x 19'4")	LARGE STORAGE:
DOWNSTAIRS WC:	ENSUITE BATHROOM:	(9'1" x 8'5")
	(6'3" x 11'8")	BALCONY ONE:
	BEDROOM (2):	(10'10" x 9'6")
	(17'1" x 19'7")	BALCONY TWO:
	ENSUITE	(10'10" x 9'6")
	SHOWER ROOM:	BALCONY THREE:
	(5'11" x 4'11")	(10'10" x 9'6")
		Outside



## DIRECTIONS

Travelling on the A22 from Comber towards Belfast take a left into the Mill Village. Take the 3rd left once in the development and number 28 is located 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	81	82
(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

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

## OUR BRANCHES

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