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ESTATE AGENTS &  
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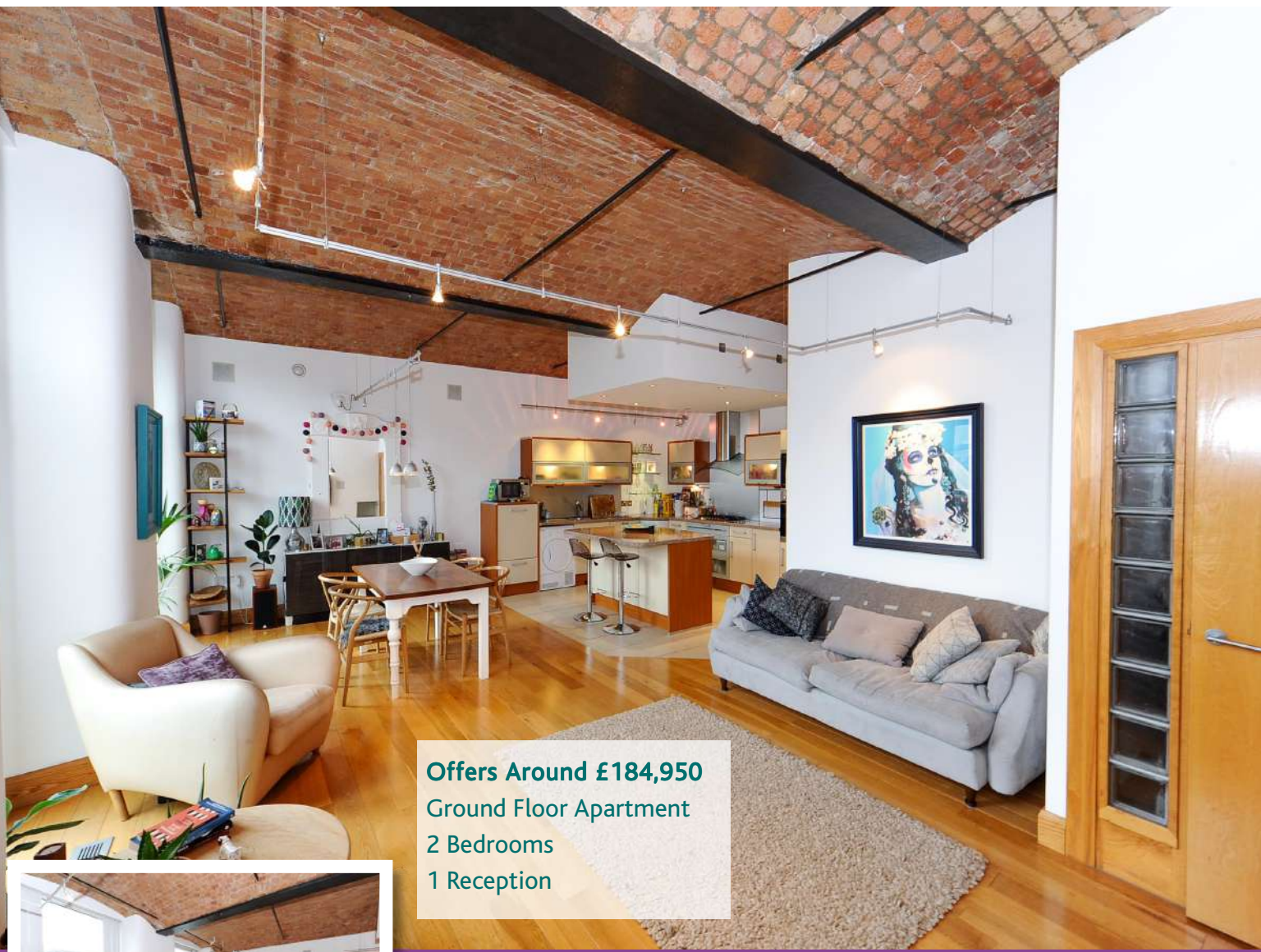
**8 The Courtyard, The Mill Village**  
| Comber. BT23 5GR  
OFFERS AROUND **£184,950**



Scan for Property Details  
and to Arrange a Viewing

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Offers Around £184,950  
Ground Floor Apartment  
2 Bedrooms  
1 Reception



## Property Features

- Luxurious Apartment in Award Winning Development with On Site Residents' Swimming Pool, Spa and Fitness Suite
- Exceptional Interior Design and Presentation
- Superb Modern Kitchen with Excellent Range of Integrated Appliances Open to Living /Dining Room
- Two Well Proportioned Bedrooms, Both with Ensuite Facilities
- Double Glazed Throughout
- Gas Fired Central Heating
- Air Exchange Ventilation System
- BEAM Vacuum System
- Multi Room Sound System with Built in Speakers
- Communal Lift and Stair Access
- Private Parking Space and Visitors Parking
- Desirable Location Offering Ease of Access for the Commuter via Road Networks and Public Transport Links to Belfast, Dundonald, Newtownards and Bangor
- Striking Distance to Comber Town Centre Boasting Range of Local Amenities, Shops and Restaurants



# Accommodation

## Ground Floor

Reception Hall

Separate WC

Kitchen

26'3" x 23'9"

Bedroom One

17'9" x 10'8"

Ensuite Bathroom

Bedroom Two

13'5" x 9'3"

Ensuite Shower Room

## Outside

One Car Parking Space

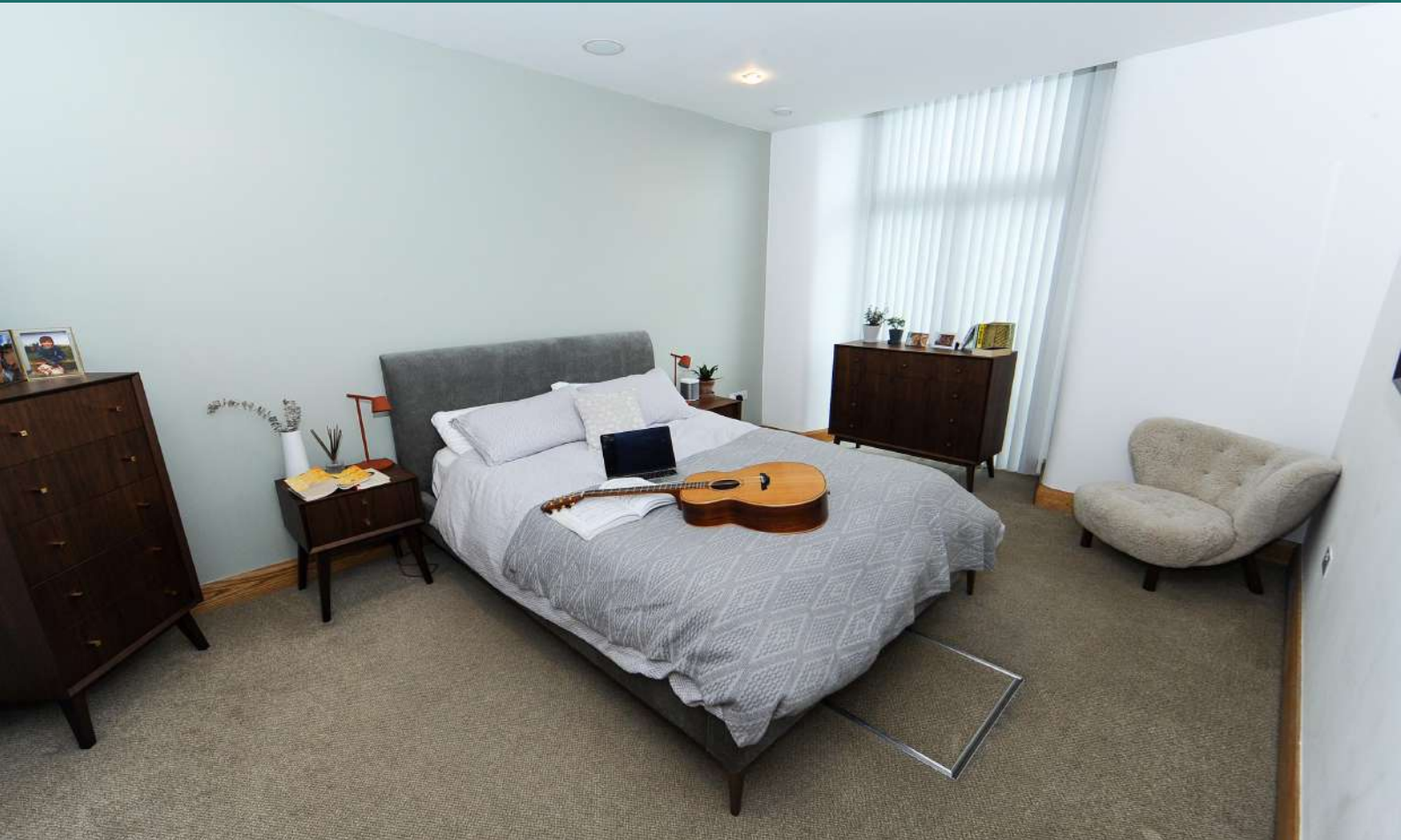
For more information and photographs regarding the accommodation in this property, please visit:

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"The Mill Village' has been sympathetically converted combining contemporary design creating an award winning development. The residents within the Mill Village enjoy access to a fantastic leisure complex in the Linen House Building which includes swimming pool, spa and fitness suite.

This spacious apartment has been finished to a most exacting specification oozing charm and character. The modern kitchen is fully fitted with an excellent range of integrated appliances, a central island unit providing breakfast bar dining and opens to a spacious living/dining area. There are two well-proportioned bedrooms with the master bedroom benefitting from a luxury Ensuite bathroom room and bedroom two with an attractive white suite shower room."





# Directions

Travelling from Comber Square along Killinchy Street take the third exit at the roundabout. Heading towards Dundonald take the first left into the Mill Village. The Courtyard will be the first block on your left. Number 8 is located on the ground floor.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 - 100) <b>A</b>                         |         |           |
| (81 - 91) <b>B</b>                          |         |           |
| (69 - 80) <b>C</b>                          | 75      | 77        |
| (55 - 68) <b>D</b>                          |         |           |
| (39 - 54) <b>E</b>                          |         |           |
| (21 - 38) <b>F</b>                          |         |           |
| (01 - 20) <b>G</b>                          |         |           |
| Not energy efficient - higher running costs |         |           |



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THE SUNDAY TIMES  
THE IRISH TIMES

## Comber/Ards Peninsula

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