



# 34 MILL STREET

Comber, BT23 5EQ

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*Offers around* **£114,950**



MID-TERRACE | 2  | 1  | 1 

This deceptively spacious mid-terrace property, is located in the heart of Comber Town offering excellent convenience to a range of local amenities, shops, restaurants and leisure facilities. Belfast, Dundonald, Ballygowan and Newtownards are easily accessible via good road networks and public transport links.

## KEY FEATURES

- Deceptively Spacious Mid-Terrace Property Located in the Heart of Comber Town
- Spacious Living Room Open Plan to Dining Area with Feature Open Fire
- Kitchen with a Range of High and Low Level Units and Outlook Over the Rear Courtyard
- Two Well Proportioned First Floor Bedrooms
- Excellent Sized Family Bathroom with White Suite
- Double Glazing Throughout
- Gas Fired Central Heating
- New Roof Recently Installed
- Fully Enclosed Southerly Aspect Rear Garden with Lawn, Paved Patio Area and Small Courtyard Providing the Perfect Place to Entertain on Summer Evenings
- Offering Huge Potential for a Range of Purchasers
- Excellent Convenience to a Range of Local Amenities and Local Schools
- Good Access to Transport Links and Road Networks for Commuting





## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Reception Hall
- Lounge/Dining  
19'7" x 11'4"
- Kitchen  
11'7" x 7'10"

### *First Floor*

- Bedroom One  
15'3" x 10'1"
- Bedroom Two  
10' x 9'1"
- Bathroom

### *Outside*

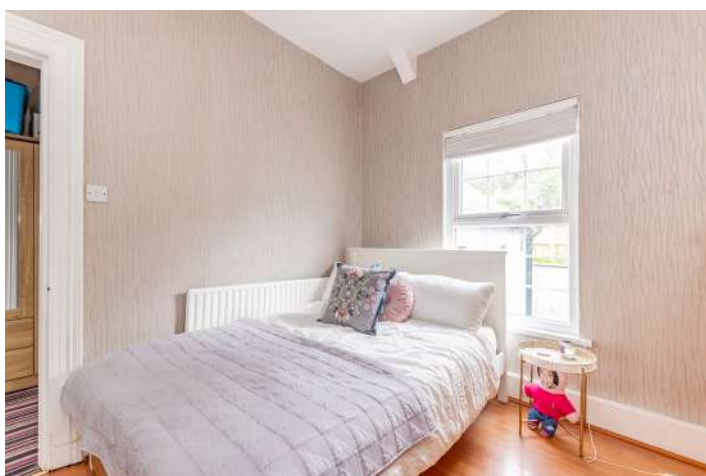
- Rear garden laid in lawns with mature hedging, courtyard, elevated paved patio area, outside water tap, steps leading up the garden, ideal for outdoor entertaining.





## DIRECTIONS

*From Comber Square head along Castle Street and onto Mill Street, number 34 will be on your left-hand side.*



## THE LOCAL AREA

*Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.*

*Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more.*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	57	58
39-54		
21-38		
1-20		
NOT energy efficient - higher running costs		

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

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

