



We are delighted to bring to the market 12, The Courtyard. This stunning duplex apartment is set within idyllic scenery amidst beautiful gardens, lake exclusive to the development, and the Generator House which dates back to the early 1900s in the centre of the courtyard of the atmospheric stone Linen Mill. With 24 hour security and exclusive membership to the spa and fitness facilities included, the unique Mill Village is far beyond a typical development. The intended combination of old world character to the exterior and contemporary modern living of the interior blend perfectly.

Extending to circa 1,100 sq ft the accommodation comprises of two bedrooms, both with ensuite facilities, kitchen open plan to living/dining area and an impressive second floor lounge area leading to a generous balcony. The property also benefits from one allocated parking space.

To fully appreciate this unique apartment and development, viewing is highly recommended.

Offers Over  
£215,000

12 The Courtyard,  
The Mill Village ,  
NEWTOWNARDS,  
BT23 5GR

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Stunning Duplex Apartment within exclusive Mill Village development
- Beautiful garden and lake surroundings
- First floor kitchen/living/dining area
- Impressive second floor lounge area with access to generous South West facing sun terrace
- Two double bedrooms, both with ensuite facilities
- Separate WC and storage cupboard
- Gas central heating/Beam vacuum system
- Allocated parking space/additional storage cupboard
- Spa and Fitness Suite Membership included in ownership
- Within walking distance of Comber village and its array of shops and restaurants



The Property Comprises:

#### Ground Floor

Secure communal entrance. Lift and stairs to . . .

#### First Floor

COMMUNAL HALLWAY: Storage cupboard with Beam vacuum system.

Front door to:

ENTRANCE HALL: Wooden floor.



KITCHEN AREA: 16' 9" x 11' 0" (5.11m x 3.35m) Modern fitted range of high and low level units, integrated Miele microwave oven and electric under oven, stainless steel one and a half basin sink unit, integrated fridge, integrated dishwasher, additional freezer, integrated washing machine, integrated wine rack, centre island with storage and 5 ring gas hob, stainless steel extractor hood, tiled floor, open plan to...



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LIVING / DINING AREA: 16' 9" x 8' 10" (5.11m x 2.69m) Wooden floor, uPVC glazed doors to balcony, low voltage spotlights.



BEDROOM (1): 10' 2" x 17' 3" (3.11m x 5.27m)

ENSUITE BATHROOM: White suite comprising walk-in fully tiled shower cubicle with telephone hand shower and rain head over, floating vanity sink unit, bath with tiled surround, tiled floor, low voltage spotlights, chrome heated towel rail.



BEDROOM (2): 9' 1" x 13' 5" (2.77m x 4.09m)

ENSUITE SHOWER ROOM: White suite comprising vanity sink unit, fully-tiled shower cubicle, low flush WC.



Second Floor

LOUNGE: 18' 12" x 17' 3" (5.79m x 5.26m) Wooden floor, low voltage spotlights, patio doors to generous south-west facing balcony, lights and tap.



INNER HALLWAY: 3' 11" x 2' 10" (1.2m x 0.86m) Wooden floor.

STORAGE CUPBOARD: 7' 10" x 5' 5" (2.38m x 1.64m) Gas boiler.

WC: White suite comprising low flush WC, wash hand basin.

## Outside

Beautiful landscaped communal gardens with lake. One allocated parking space.

Management Company: McGuiness Fleck

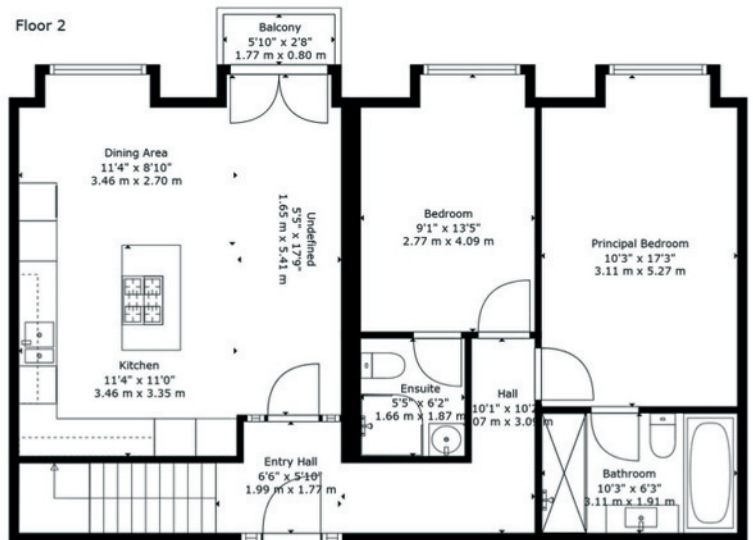
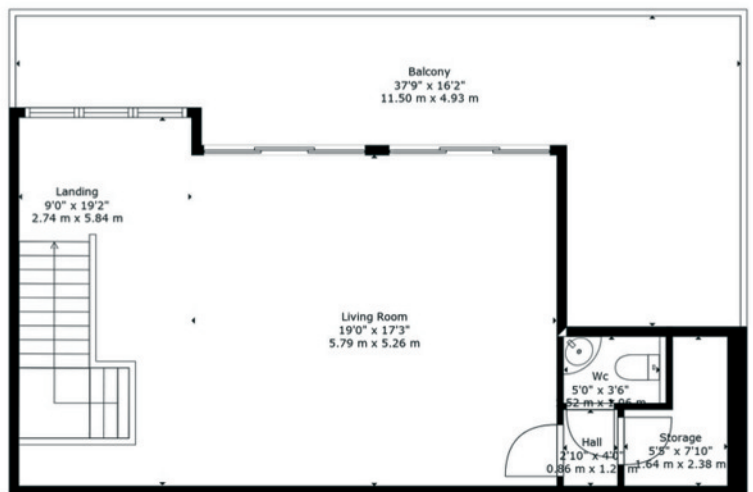
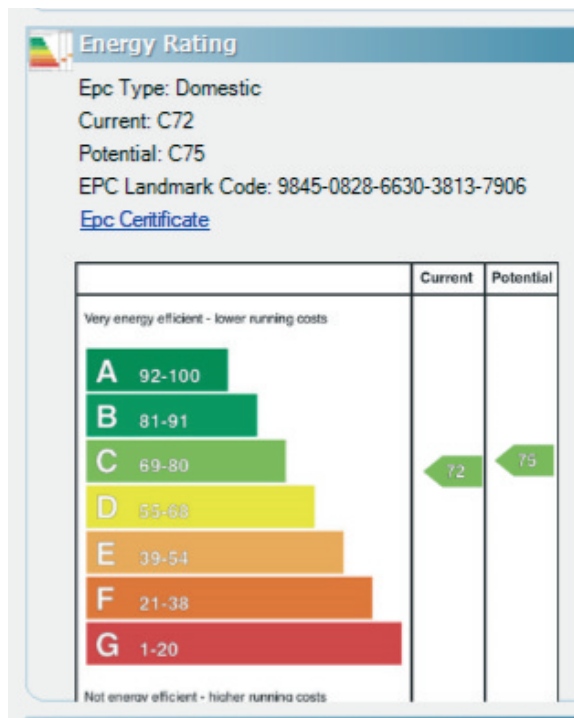
£1,392 per 6 months



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Location:

Travelling from Belfast along the Comber Road, the Mill Village is the right turn just after Glen Link.



Floor 1

**TOTAL: 1406 sq. ft, 131 m<sup>2</sup>**  
**FLOOR 1: 868 sq. ft, 81 m<sup>2</sup>, FLOOR 2: 538 sq. ft, 50 m<sup>2</sup>**  
**EXCLUDED AREAS: BALCONY: 337 sq. ft, 31 m<sup>2</sup>, STORAGE: 32 sq. ft, 3 m<sup>2</sup>**

Sizes And Dimensions Are Approximate. Actual May Vary.

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