

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**15 MILL MANOR, THE MILL
VILLAGE, COMBER, BT23**

OFFERS AROUND £259,950

Welcome to this stunning property located in the prestigious Mill Village development in Comber. This modern semi-detached house offers a perfect blend of luxury and comfort, ideal for those seeking a high-quality lifestyle.

As you step inside, you are greeted by a spacious living room, perfect for relaxing or entertaining guests. The contemporary finishes throughout the property give it a stylish and elegant feel.

The property boasts three bedrooms, including a primary bedroom with its own ensuite shower room, providing a private sanctuary within your home. The additional two bedrooms are versatile and can be used as guest rooms, home offices, or children's bedrooms.

The heart of this home is the luxury kitchen, complete with ample space for dining and a convenient utility room. Whether you enjoy cooking up a storm or simply appreciate a well-designed kitchen, this space is sure to impress.

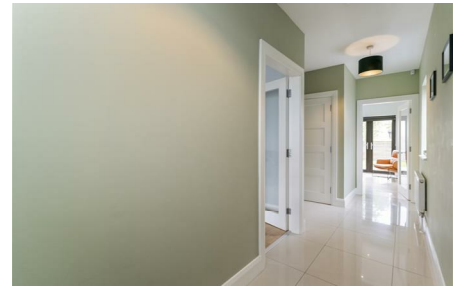
Outside, you'll find a private rear garden where you can unwind and enjoy some fresh air. Additionally, residents have access to the swimming pool and gym facilities, perfect for staying active without ever having to leave the comfort of your neighbourhood.

Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm of living in The Mill Villag



Key Features

- Modern Semi Detached Home In The Exclusive Mill Village Development In Comber
- Luxury Kitchen With A Good Range Of Units, Space for Dining And Utility Room
- Exclusive Development With Swimming Pool, Fitness Suite And Landscaped Garden Areas
- Ground Floor Guest WC And First Floor Family Bathroom
- Three Bedrooms, Primary With Ensuite Shower Room
- Landscaped To Front And Rear With Lawn And Paved Entertainment Areas
- Decorated To A High Standard Throughout With Luxury Fittings And Fixtures
- Early Viewing Is Highly Recommended For This Exceptional Home



Accommodation

Comprises:

Entrance Hall

Ceramic tiled flooring, glazed door to living room, glazed door to kitchen.

Living Room

14'11" x 11'6"

Bay window, wooden flooring.

Guest WC

White suite comprising low flush wc, wall mounted sink with mixer tap, splashback and feature light mirror, wall mounted chrome radiator, ceramic tiled flooring, extractor fan.

Kitchen/Dining Room

16'0" x 11'3"

Luxury range of high and low level units, quartz worksurfaces, integrated fridge/freezer, integrated dishwasher, integrated under oven with four ring gas hob and stainless steel extractor fan and hood, "Belfast" style ceramic sink with mixer tap, ceramic tiled flooring, part tiled walls, recessed spot lighting, space for dining table, double doors to rear garden.

Utility Room

7'3" x 4'9"

Plumbed for washing machine, ceramic tiled flooring.

First Floor

Landing

Access to roofspace.

Primary Bedroom

15'5" x 11'1"

Double room with ensuite.

Ensuite

White suite comprising low flush wc, vanity unit with sink, storage, mixer tap and feature light mirror, walk-in shower enclosure with overhead shower and glazed screen, wall-mounted chrome radiator, ceramic tiled flooring, recessed spot lighting, extractor fan.

Bedroom 2

13'3" x 8'2"

Double room.

Bedroom 3

13'3" x 8'2"

Wall panelling.

Bathroom

White suite comprising low flush wc, vanity unit with sink, storage, mixer tap and feature light mirror, panelled bath with overhead shower and glazed screen, tiled flooring, part tiled walls, recessed spot lighting, extractor fan.

Outside

Landscaped area to front with parking for three vehicles, fully enclosed rear garden with area in lawn, two paved entertaining areas, shed with power and light, outside tap, outside light.

Amenities

Swimming pool and fitness suite, landscaped communal areas.



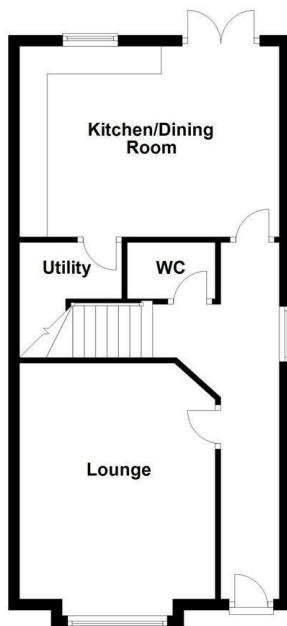




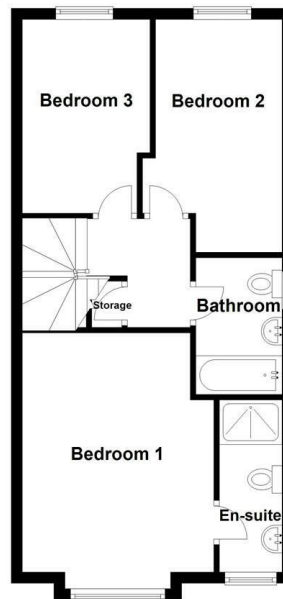




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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