

Tim Martin
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**12 The Cottages, Mill Village
Comber
BT23 5PF**

**Offers Around
£279,950**

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SUMMARY

A beautifully presented townhouse situated in the ever popular and much sought after Mill Village development on the outskirts of Comber village.

The property boasts a wealth of accommodation over three floors with the ground floor comprising of a spacious bedroom and or home office, modern fitted shower room and utility area. The first floor enjoys a spacious lounge with a sliding PVC door opening onto the balcony area, perfect for morning coffee or an evening tippie, separate dining room and contemporary fitted kitchen with an excellent range of integrated appliances, whilst the second floor boasts two excellent sized bedrooms both with ensuites.

The property is further enhanced with gas fired central heating, double glazing, C73 Energy Rating, Beam Vacuum system, multi room surround sound with built in speakers and air exchange ventilation system to improve indoor air quality.

Outside, the spacious brick pavia driveway leads to the integral garage, whilst the enclosed rear gardens are easily maintained with artificial grass, paved patio areas and well maintained flowerbeds. Residents can enjoy the luxury of the leisure complex with swimming pool and fully equipped gym.

The Mill Village is situated a short stroll from Comber village, which boasts a wonderful selection of coffee shops, eateries, local boutiques and the renowned farmer's market. For those wishing to commute, the property enjoys ease of access onto the Comber by-pass allowing for a convenient commute to Newtownards, Dundonald, Belfast, Ulster Hospital and George Best Belfast City Airport.

FEATURES

- Beautifully Presented Townhouse Situated In The Ever Popular Mill Village Development
- Three Excellent Sized Bedrooms With Two Bedrooms Enjoying An Ensuite Bathroom And Shower Room
- Ground Floor Shower Room And Utility Area
- Spacious Lounge With Access Onto Balcony And Separate Dining Room
- Contemporary Fitted Kitchen With An Excellent Range Of Integrated Appliances
- Gas Fired Central Heating, Double Glazing And A C73 Energy Rating
- Spacious Driveway Leading To Integral Garage
- Enclosed And Easily Maintained Rear Gardens With Patio Area
- Leisure Complex With Swimming Pool And Gym
- Within Walking Distance Of Comber Village And Within A Convenient Commute To Newtownards, Dundonald, Ulster Hospital, George Best Belfast City Airport And Belfast City Centre

Entrance Hall

Glazed wooden entrance door with matching side lights; wood laminate floor; telephone connection point; access to integral garage; under stairs storage cupboard; Beam vacuum point.

Utility Cupboard

Single drainer stainless steel sink unit with mixer taps; high and low level cupboards; space and plumbing for washing machine; tiled floor.

Shower Room

10'3 x 6'5 (max measurements) (3.12m x 1.96m (max measurements))

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and shower head over; sliding shower door; wall mounted WC with concealed cistern; wash hand basin with pillar mixer taps and vanity unit under; towel radiator; tiled floor; recessed spotlights; extractor fan.

Bedroom 3 / Home Office

11'2 x 10'11 (3.40m x 3.33m)

Recessed spotlights; Beam vacuum point.

First Floor / Landing

Recessed spotlights; Beam vacuum point.

Lounge

17'9 x 11'0 (5.41m x 3.35m)

Wall mounted electric fire; oak wood strip floor; recessed spotlights; tv and telephone connection point; built-in speakers; sliding pvc glazed door to balcony with composite decking and glass panels.

Dining Room

12'3 x 10'2 (3.73m x 3.10m)

Oak wood strip floor; recessed spotlights.

Kitchen

16'9 x 7'8 (5.11m x 2.34m)

Excellent range of contemporary fitted high and low level cupboards and drawers with matching glazed cantilever cupboards incorporating 1½ tub stainless steel sink unit with mono mixer tap; integrated Miele electric oven; Miele microwave oven; Miele 5 ring gas hob with stainless steel splashback; Miele extractor hood with curved glass over; Beko fridge/freezer; integrated dishwasher; wood laminate worktops; tiled floor; recessed spotlights; built-in speakers.

Second Floor / Landing

Recessed spotlights; hotpress with Worcester gas fired boiler; Geminox hot water tank; built-in storage cupboard; beam vacuum point.

Principal Bedroom

18'3 x 9'0 (5.56m x 2.74m)

Built-in wardrobes with matching chest of drawers and dressing table; recessed spotlights; built-in speakers.

En Suite Bathroom

11'1 x 6'2 (3.38m x 1.88m)

Stunning white suite comprising, tiled panelled bath with corner mixer taps; separate tiled shower cubicle with Matki thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; curved glass shower screen; wash hand basin with pillar mixer tap and vanity unit under; wall mounted WC with concealed cistern; part tiled walls; recessed spotlights; electric shaver point; built-in speaker; extractor fan.

Bedroom 2

13'2 x 11'1 (4.01m x 3.38m)

Recessed spotlights; telephone connection point.

En Suite Shower Room
6'9 x 5'1 (2.06m x 1.55m)

Modern white suite comprising, thermostatically controlled shower unit and shower head over; fitted sliding shower door; wall mounted WC with concealed cistern; wash hand basin with pillar mixer tap and vanity unit under; electric shaver point; recessed spotlights; extractor fan.

Outside

Spacious brick pavia driveway leading to:-

Integral Garage
17'10 x 11'0 (5.44m x 3.35m)

Electric roller shutter door; light and power points; Beam vacuum central unit.

Gardens

Enclosed rear gardens laid out in artificial grass; brick pavia and paved patio areas; wooden sleeper style flowerbed housing. A wonderful selection of ornamental and flowering shrubs providing colour all year round; brick pavia path to the side; outside lights and water tap.

Tenure

Freehold

Capital Rateable Value

£207,500. Rates Payable = £1895.93 per annum (approx)

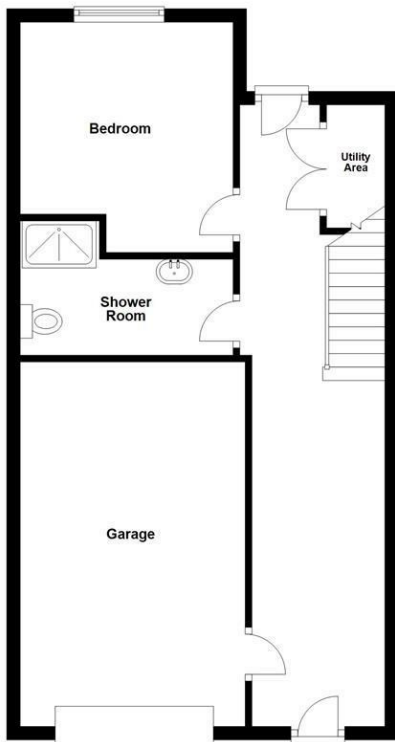
Management Fees

£750 per annum to include -

Maintenance of the commons areas, gym, pool etc

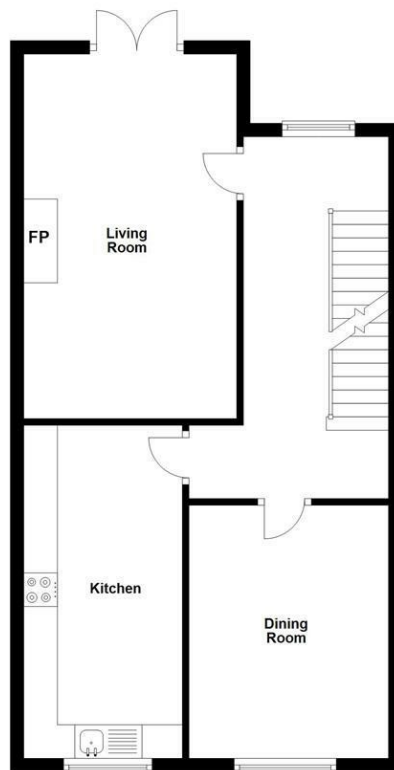
Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



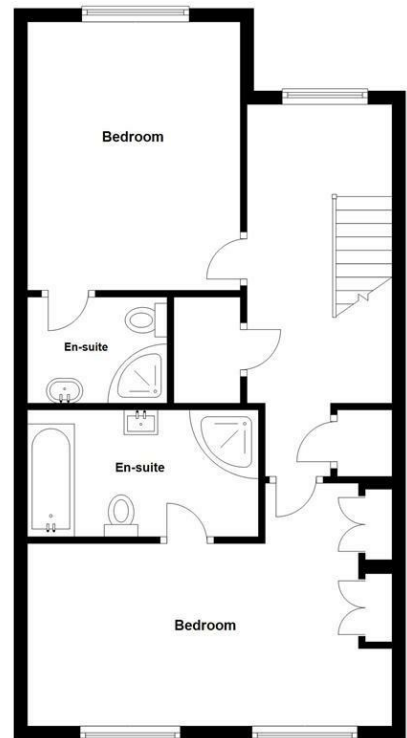
First Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



Second Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 164.0 sq. metres (1765.1 sq. feet)

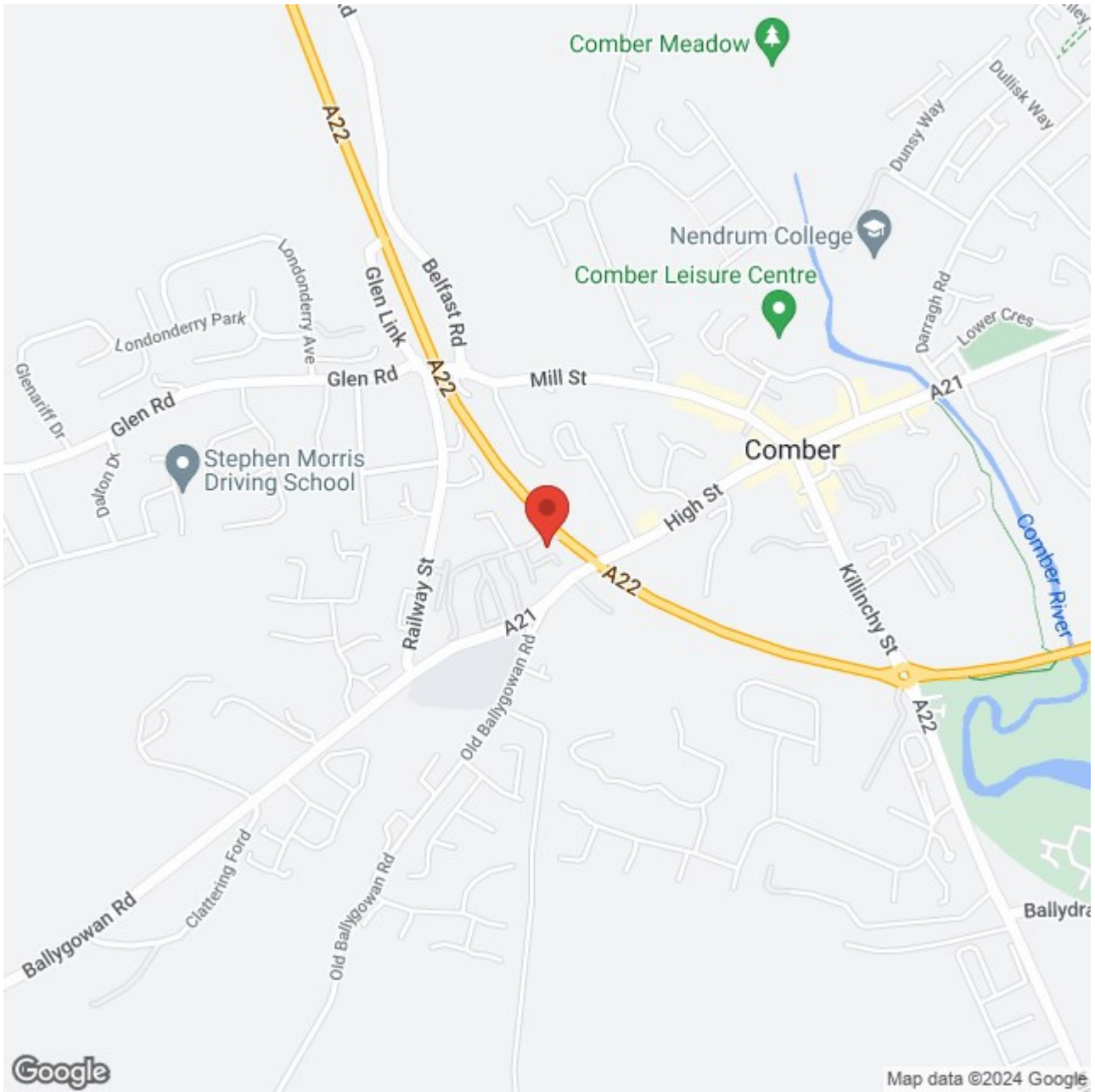
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

12 The Cottages, Comber









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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 73 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

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