



Dating back to the 19th century, this beautiful Victorian Linen Mill has undergone a full redevelopment and is now a unique residential development. It is with great pleasure that Templeton Robinson introduces Apartment 19 The Linen House to the market; This beautifully appointed and immaculately presented first floor apartment is set within idyllic scenery amidst landscaped gardens and affords spa and fitness facilities onsite.

The intended combination of old-world character to the exterior and contemporary interior finish complement each other perfectly. Boasting a high specification, the attention to detail is paramount; Only the finest materials and brands have been installed including a bespoke Nolte kitchen with Miele appliances, Villeroy & Boch bathroom sanitary ware plus KEF integrated speaker system. Accessed via a communal entrance hall, the apartment offers the utmost in comfort, security and convenience with an allocated parking space positioned immediately adjacent to the entrance. Briefly comprising hallway, open plan kitchen – dining with feature exposed timber beams, two double bedrooms – both with built in robes and ensuite facilities. Further investigation reveals cloaks WC plus services cupboard.

An enviable location nearby Strangford Lough, an area renowned for its outstanding natural beauty, yet within proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute. Comber boasts a variety of local amenities including several restaurants and cafes, schools, health centre, churches plus local leisure centre. We anticipate interest from a range of prospective purchaser and highly recommend internal viewing.

Offers Around
£210,000

19 The Linen House,
The Mill Village ,
NEWTOWNARDS,
BT23 5WS

Viewing by
appointment
through agent
028 9042 4747

- A beautiful redeveloped Victorian Linen Mill, dating back to the 19th century
- Old world character to the exterior compliments contemporary interior
- Beautifully appointed & immaculately presented first floor apartment
- Notably spacious, bright & well appointed accommodation
- Open plan Bespoke Nolte kitchen - Dining with matching island & range of Miele appliances
- Two double bedrooms - Both with ensuite
- Cloaks WC & comms store cupboard X2
- Villeroy & Boch bathroom sanitary ware
- KEF integrated speaker system
- Gas fired central heating
- Spa and fitness facilities onsite
- Allocated parking space positioned immediately adjacent to the main entrance
- Comber boasts a variety of local amenities including several restaurants and cafes, schools, health centre, churches plus local leisure centre
- Within close proximity to principal routes to Belfast, Dundonald, Downpatrick and Newtownards - ideal for those wishing to commute



The Property Comprises:

First Floor

Hardwood front door to . . .

HALLWAY: Feature exposed timber beams, solid oak wood floor. Cloaks store. Comms cupboard.



CLOAKROOM: Low flush wc, wall mounted wash hand basin with mixer tap and tiled splash back, solid oak wood floor, extractor fan, meter cupboard.

KITCHEN OPEN PLAN TO DINING LEADING TO LIVING ROOM: 24' 7" x 20' 8" (7.5m x 6.3m)
Contemporary Shaker style kitchen with excellent range of high and low level units, matching island unit, 1.5 bowl stainless steel sink with drainer and mixer tap, range of built-in Miele appliances to include eye level oven, microwave, Bosch four ring ceramic hob with suspended extractor fan, uPVC double glazed double doors to Juliet balcony, solid oak wood floor, exposed timber beams, built-in larder.



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BEDROOM (1): 16' 9" x 14' 9" (5.1m x 4.5m)

ENSUITE BATHROOM: Luxury four piece suite comprising Villeroy and Boch sanitary wear, fully tiled walk-in shower unit, tiled panelled bath with mixer tap, vanity unit with wash hand basin with free standing mixer tap and low level drawer, shaver point, tiled splash back, ceramic tiled floor, extractor fan, heated towel rail.



BEDROOM (2): 13' 9" x 11' 6" (4.2m x 3.5m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle, close coupled wc, Villeroy and Boch wash hand basin with free standing mixer tap and low level drawer.



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Outside

Allocated parking space. Conveniently positioned immediately adjacent to main entrance.

Management company

McGuinness Fleck.

Service Charge

Approx £1350 per 6 months.





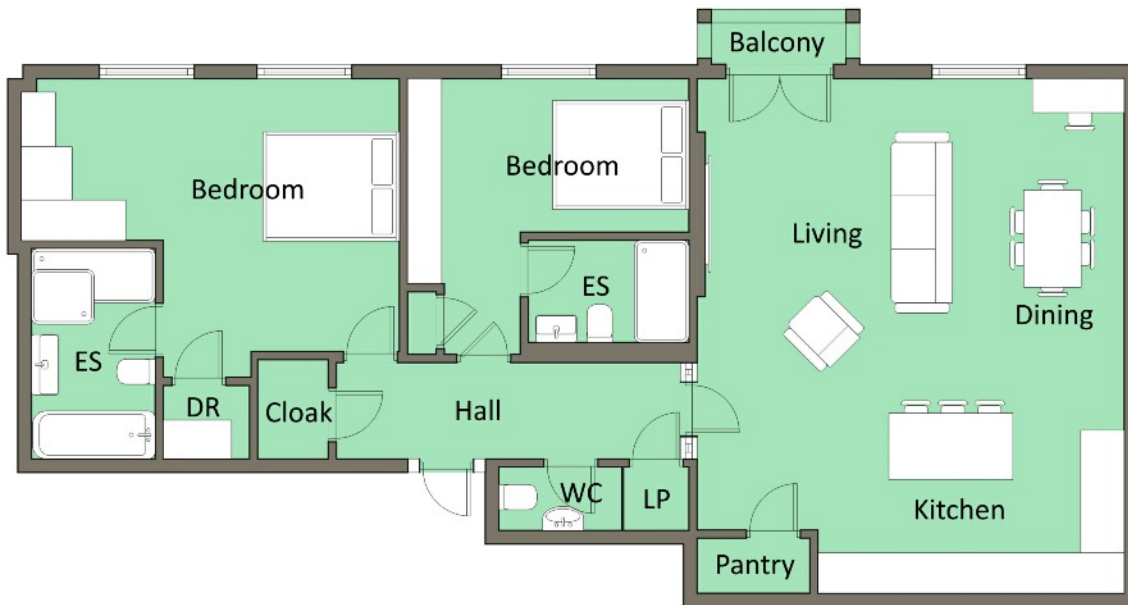
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Location:

Leaving Belfast on the Upper Newtownards Road turn right at The Elk onto the Comber Road (before reaching the Ulster Hospital). The Mill Village is on your right after approximately 4 miles.

As you are facing The Linen House, the entrance to Apartment 19 is the one on the left.

*Allocated parking space for Apartment 19 positioned immediately adjacent main entrance.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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