



## 12 THE COTTAGES, MILL VILLAGE

Comber, BT23 5PA

---

*Offers Over* **£269,950**



## END TOWNHOUSE | 3 | 3 | 2

Originally a Linen Mill dating back to the 19th Century, 'The Mill Village' has been sympathetically converted combining contemporary design with the traditional stone mill buildings creating an award winning development. The residents within the Mill Village enjoy access to a fantastic leisure complex in the Linen House Building which includes swimming pool, spa and fitness suite.

## KEY FEATURES

- Beautifully Presented Bright and Spacious End Townhouse Situated in the Popular Mill Village Development in Comber
- Three Well Proportioned Bedrooms Two Offering Ensuite Facilities
- Additional Modern White Suite Shower Room
- Fully Equipped Kitchen with Excellent Range of Integrated Appliances with Dining Space
- Dining Room / Could also be Utilised as a Fourth Bedroom
- Family Lounge which Opens Out to Private Composite Balcony
- Separate Utility Area
- Gas Fired Central Heating
- uPVC Double Glazing throughout
- Beam Vacuum System
- Air Exchange Ventilation System
- Fully Enclosed Landscaped Rear Garden with Both Artificial Lawn Area and Paved Patio Area Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Decorative Brick Driveway Providing Ample Off Street Car Parking and Access to the Integral Garage





## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Bedroom Three  
11'9" x 10'10"
- Shower Room
- Stairs To First Floor  
Landing
- Integral Garage  
17'9" x 11'1"

### *1st Floor*

- Landing
- Family Lounge  
17'8" x 11'1"
- Kitchen/Dining  
16'7" x 7'8"
- Dining Room  
12'4" x 10'2"

### *2<sup>nd</sup> Floor/Outside*

- Master Bedroom with  
En-suite  
18'3" x 11'10"
- Bedroom Two with  
En-suite  
13'2" x 11'1"
- Fully enclosed rear garden  
with both artificial lawn  
surrounded by flowerbeds  
with shrubs and paved  
patio area ideal for  
outdoor entertaining.
- Outside tap and light
- Gate access to driveway





## DIRECTIONS

Travel from Comber Square along Killinchy Street and at the roundabout take the third exit on to the A22. Continue along for 0.4 miles and take a left in to The Mill Village development. Go through the gates and take a left and number 12 The Cottages will be on your left.



## 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                    |         |           |
|---|---------|-----------|
| Very energy efficient – lower running costs | CURRENT | POTENTIAL |
| 92+ A                                       |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     | 73      | 73        |
| 39-54 E                                     |         |           |
| 21-38 F                                     |         |           |
| 1-20 G                                      |         |           |
| 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

