

# 12 THE COTTAGES, MILL VILLAGE

Comber, BT23 5PA

Offers Over £269,950

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### 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





#### COMBER BRANCH 028 9187 1212

## **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.



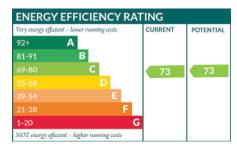




# THE LOCAL AREA

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.







#### **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

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