



## 5 THE COTTAGES, MILL VILLAGE

Comber, BT23 5PF

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*Offers Around* **£215,000**



SEMI-DETACHED | 3  | 2  | 1 

This semi - detached family home, part of the exclusive development "The cottages" is located in the popular Mill Village, within walking distance of Comber Town Centre. The location offers excellent convenience to a range of local amenities, boutiques, restaurants, leisure facilities and the popular

Farmers Market.

## KEY FEATURES

- Semi Detached Home in "The Cottages" Within the Highly Desirable "Mill Village" Development in Comber
- Contemporary Kitchen with an Extensive range of integrated Appliances
- Open Plan Kitchen / Living / Dining with Patio Doors that Open out to the Fully Enclosed Private Rear Garden
- Downstairs WC and Storage Cupboard
- Three Generous Sized Bedrooms One Benefitting a Modern Ensuite Shower Room with Villeroy Boch Sanitary Suite
- Additional Three Piece Villeroy Boch Family Bathroom
- Decorative Brick Pathway with Ample Car Parking for Both Residents and Visitors to The Front
- Fully Enclosed Rear Garden with Paved Patio Area Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Beam Vacuum System
- Air Exchange Ventilation System
- Access to Resident Only Leisure Facilities with Indoor Swimming Pool, Gym and Sauna
- Broadband - Superfast



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Downstairs WC
- Kitchen/Living/Dining  
26'3" X 18'10"
- Stairs To First Floor  
Landing

### *First Floor*

- Landing
- Bedroom One with  
En-suite Shower Room  
10'10" x 9'2"
- Bedroom Two  
9'2" x 11'1"
- Bedroom Three  
6'5" x 7'5"
- Bathroom

### *Outside*

- Decorative brick walkway,  
resident and visitor  
parking
- Fully enclosed rear garden  
with paved patio area
- Outside water, outside  
light



## 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 mile and take a left in to The Mill Village development. Go through the gates and take a left, then left again and number 5 The Cottages will be on your right..*



## 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	72	75
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
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

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