



18 THE OLD DISTILLERY, PARK WAY

Comber, BT23 5FY

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*Offers around* **£170,000**



## SECOND FLOOR DUPLEX APARTMENT | 2 🛏 | 2 🚿 | 1 🚗

This well-presented top floor duplex apartment is located in the prestigious Old Distillery Development, Comber. This Distillery was open between the years of 1825 and 1953 and adds to the extensive history of Comber Town.

## KEY FEATURES

- Well Presented Top Floor Duplex Apartment in Prestigious Old Distillery Development in Comber
- Comber Offers Ease of Access to Public Transport Links and Road Networks for Commuting Work or Schools in Belfast
- Extremely Spacious and Well Maintained Apartment
- Entrance Hall with Cloaks Area
- Open Plan Living / Dining Area with Dual Aspect Outlook and Part Double Height Ceiling
- Fully Fitted Kitchen
- Excellent Sized Bedroom to the Ground Floor
- Further Bedroom on the Mezzanine Level with Extensive Range of Open Storage
- Two Modern White Suite Bathrooms
- Gas Fired Central Heating and uPVC Double Glazing Throughout
- Excellent Eave Storage
- Intercom System
- Resident Parking
- Early Viewing Highly Recommended
- Broadband - Ultrafast



## ROOM DETAILS

### *Second Floor*

- Entrance Hall
- Living/Dining  
22'10" x 16'8"
- Kitchen  
11' x 12'1"
- Bathroom
- Bedroom Two  
11'1" x 13'1"
- Stairs leading to  
Mezzanine Level

### *Mezzanine Level*

- Master Bedroom  
11'3" x 16'9"
- En-suite Shower Room  
7'12" x 7'9"

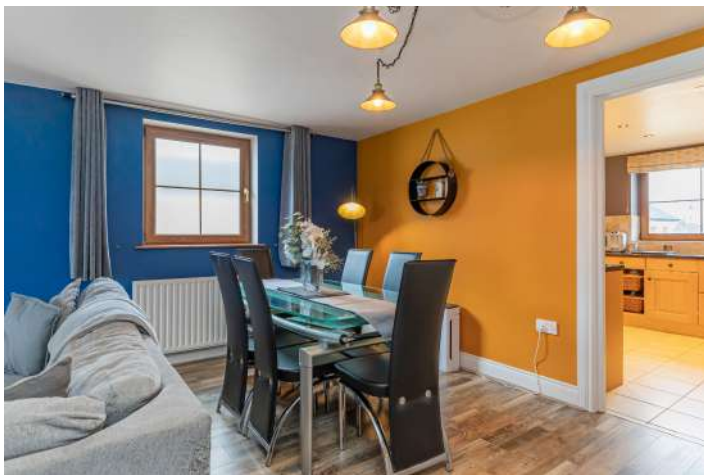
### *Outside*

- Resident parking
- Well maintained  
flowerbeds with mature  
planting



## DIRECTIONS

*Travelling from Comber Square country bound along Killinchy Street turn left into Parkway the first left in The Old Distillery and left again. Number 18 is on the right-hand side. .*



## 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		CURRENT	POTENTIAL
92+	A		
81-91	B	82	82
69-80	C		
55-68	D		
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     

