

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 MILL MANOR,  
NEWTOWNARDS, COMBER,**

**OFFERS AROUND £249,950**

Located in the charming Mill Village of Comber, Newtownards, this exquisite townhouse offers a luxurious lifestyle in a picturesque setting. Boasting a stunning open-plan kitchen/living/dining space with additional reception room and three bedrooms, this property provides adaptable accommodation, perfect for families of all sizes.

Situated in the sought-after Mill Village development, residents have exclusive access to top-notch amenities including a swimming pool and gym, ensuring a healthy and active lifestyle right at your doorstep. The property overlooks the tranquil mill pond, providing a serene backdrop for everyday living.

Convenience is key with this property, as it is within walking distance to Comber town centre, offering a variety of shops, cafes, and restaurants for your enjoyment. The high-end finish and decor of this home exudes elegance and sophistication, creating a truly luxurious living space.

Don't miss out on the opportunity to own a piece of this idyllic village lifestyle. Book a viewing today and step into the epitome of refined living in the heart of Comber.





## Key Features

- Stunning Townhouse In The Popular Mill Village Development
- Adaptable Accommodation With Four Bedrooms/One Reception, Three Bedrooms/Two Receptions
- Gas Fired Central Heating And uPVC Double Glazed Windows
- High End Finish Throughout And Decorated To An Extremely High Standard
- Within Walking Distance To Comber Town Centre And All Local Amenities
- Luxury Kitchen With A Good Range Of Units, Open To Living And Dining Area
- Two Allocated Parking Spaces, Beautiful Communal Gardens And Access To Gym And Pool
- Early Viewing Is Highly Recommended To Avoid Disappointment



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor.

#### First Floor

#### Landing

#### Kitchen/Living/Dining Room

21'10" x 17'8"

Luxury range of high and low-level units, quartz work surfaces and upstands, under mounted sink with mixer tap, peninsula with storage and seating, integrated fridge/freezer, integrated washer/dryer, integrated double oven with 4 ring electric hob and stainless steel extractor fan and hood, integrated dishwasher, recessed spotlighting, porcelain tiled flooring, space for dining, space for living area, views over Mill Pond.

#### Bedroom 3

9'1" x 15'7"

Double room.

#### Snug

12'8" x 10'10"

Double room with built in storage.

### Bathroom

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, panelled bath, wall-mounted chrome radiator, feature light mirror, recessed spotlighting, extractor fan, tiled floor, part tiled walls.

### Second Floor

#### Landing

Velux window.

#### Bedroom 1

17'1" x 20'2"

Double room, built in wardrobes, recessed spotlighting.

#### En-Suite

White suite comprising vanity unit with sink, storage and mixer tap, tiled splashback, feature light mirror, low flush wc, walk-in shower enclosure with glazed screen and overhead rainfall shower, tiled floor, recessed spotlighting, extractor fan.

#### Bedroom 2

10'4" x 15'4"

Double room, two velux windows, built in storage and recessed spotlighting.

### Outside

Two allocated parking spaces, communal gardens and views over Mill Pond.

### Other

Management Fee - £225 per month  
Rates - £1,393.39 per annum approx (2024-2025)









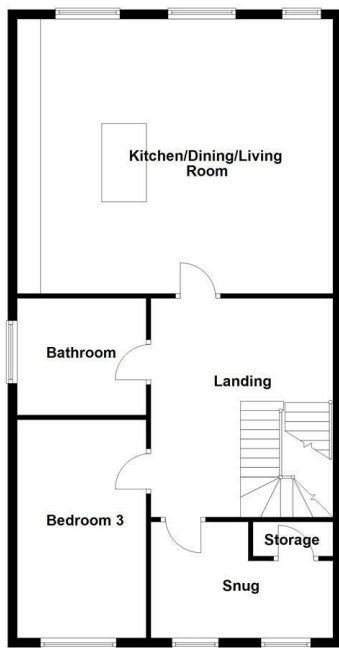








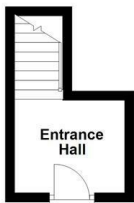
First Floor



Second Floor



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark