



The Cottages The Mill Village,  
Comber,

**Offers in the region of  
£205,000**



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# The Cottages The Mill Village, Comber, Newtownards, County Down

## Offers in the region of £205,000

This attractive three storey townhouse is positioned within a quiet cul-de-sac in this highly regarded and ever sought after residential development. Internally the bright, spacious and adaptable accommodation comprises: 3-4 bedrooms 2 with ensuite facilities, 2 reception rooms, fitted kitchen with breakfast area and ground floor shower room with white suite. Additional benefits include utility store, gas central heating and double glazed window frames. Externally there is brick paved driveway for car parking for 2 cars and enclosed low maintenance garden to rear. This development is within walking distance of Comber town centre and also provides access to transport links for city commuting. Rarely would a property of this style present itself to the market within this development therefore early viewing is recommended to avoid disappointment. The buyer of this property will gain full access to the onsite fitness suite and swimming pool. Ideally suitable for young professional or family alike. Key Features Modern Three Storey Townhouse 3/4 Bedrooms Two With Ensuite Facilities Modern Kitchen With Miele Appliances Spacious Lounge Utility Store / Ground Floor Shower Room Brick Paviour Driveway With Ample Off Street Parking Integral Garage / Enclosed Rear Garden Within Walking Distance To Comber Town Centre Wealth Of Amenities To Enjoy Highly Regarded Development Fitness Suite & Swimming Pool Access

### ACCOMMODATION

Front door to reception hall. Laminate wooden floor, under stairs storage

### UTILITY STORE

Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Range of units

### BEDROOM 3

3.66m x 3.35m (12'0" x 11'0")

### GROUND FLOOR SHOWER ROOM

White suite, Fully tiled double built in shower cubicle with thermostatically controlled shower. Dual flush close coupled WC, Wash hand basin with mixer taps and tiled splash back. Chrome heated towel rail, recessed low voltage spotlights

### STAIRS TO FIRST FLOOR WITH LED LIGHTING

### FIRST FLOOR

### LOUNGE

5.41m x 3.35m (17'9" x 11'0")

Hardwood wooden floor, Contemporary wall mounted electric fire, recessed low voltage spotlights

### FITTED KITCHEN

5.08m x 2.34m (16'8" x 7'8")

Single drainer sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, concealed lighting, stainless steel built in oven and 5 ring gas hob, stainless steel chimney extractor fan, stainless steel built in microwave, integrated fridge freezer, integrated dishwasher, ceramic tiled floor, recessed low voltage spotlights, breakfast area

### DINING ROOM/BEDROOM 4

3.73m x 3.10m (12'3" x 10'2")

Hardwood wooden floor, recessed low voltage spotlights

### 2ND FLOOR

Landing, Airing cupboard with gas boiler, Additional built in storage cupboard

### MASTER BEDROOM

5.56m x 3.51m (18'3" x 11'6")

Excellent range of built in bedroom furniture, recessed low voltage spotlights. Ensuite bathroom tiled panelled bath with mixer taps, Fully tiled built in shower cubicle with power shower and over head drencher, Dual flush close coupled WC, Wash-hand basin with mixer taps and tiled splash back, ceramic tiled floor, Chrome heated towel rail,

### BEDROOM 2

3.81m x 3.38m (12'6" x 11'1")

Recessed low voltage spotlights, Ensuite shower room with fully tiled built in shower cubicle and thermostatically controlled shower. Wash-hand basin with mixer taps and tiled splash back, Dual flush close coupled WC, Recessed low voltage spotlights

### OUTSIDE

Brick paved driveway to car parking for two cars. Enclosed low maintenance garden to rear, barked area, brick paved patio and walkway, Boundary fencing

### INTEGRAL GARAGE

5.36m x 3.40m (17'7" x 11'2")

Roller shutter door, light, power and beam vacuum system



For full EPC please contact the branch

