

**Tim Martin**  
co.uk



**6 The Cottages  
The Mill Village  
Comber  
BT23 5PF**

**Offers Around  
£170,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

A modern semi detached residence set in this popular residential development. The property is presented to an exceptionally high standard is fitted with double glazing and gas fired heating. The generous lounge is open plan to the modern integrated kitchen with glazed patio doors to the rear garden. Three bedrooms including master ensuite and luxury principal bathroom complete the picture.

The property enjoys the benefit of a swimming pool and fitness suite located within the development. This property is an ideal home for the young professional couple or is equally suitable for those wishing to downsize.

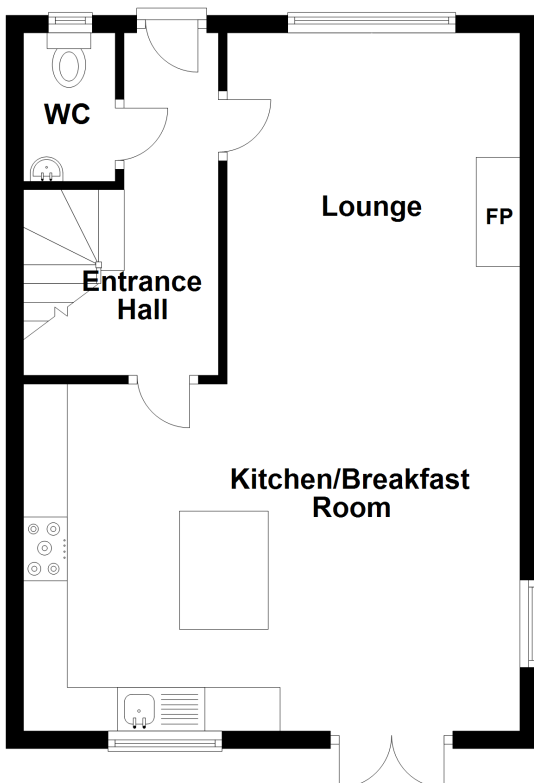
### FEATURES

- Gas Fired Heating
- Double Glazing
- Contemporary Interior
- Quality Integrated Kitchen
- Master Bedroom Ensuite
- Adjacent Gym & Swimming Pool
- Three Bedrooms
- Open Plan Living
- Private Garden to Rear



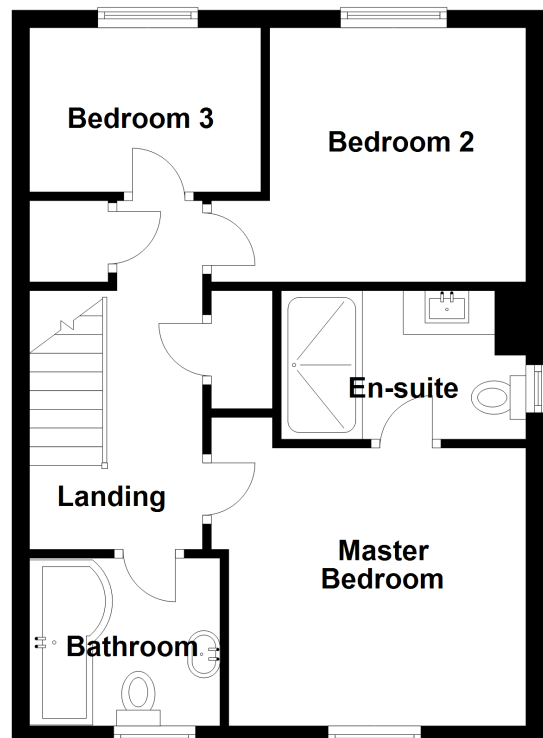
### Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



### First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

## ENTRANCE HALL

Storage cupboard under stairs; wall light; telephone connection point.

## CLOAKROOM 1.42m (4'8) x .97m (3'2)

White suite comprising wash hand basin with tiled splash back; wc with concealed cistern; extractor fan; LED lighting.



## LOUNGE 7.98m (26'2) x 3.35m (11')

Enclosed gas fired; tv aerial connection; 12 volt ceiling lighting; ceiling sound speakers; 5 amp lamp sockets; glazed double doors to rear gardens; Beam vacuum point; open plan to:-



## KITCHEN 3.96m (13'0) x 3.07m (10'1)

1½ tub single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; matching opaque glass panel cupboards; formica worktops; integrated Miele 5 ring gas hob with matching stainless steel and glass extractor unit over; Miele electric oven and combi oven microwave; fridge freezer and small freezer; dishwasher; space for washing machine; island unit with nest of drawers; formica worktop and breakfast bar; 12 volt ceiling lighting; ceiling speakers; door entry system.



## ILLUMINATED STAIRCASE TO FIRST FLOOR

## LANDING

Hotpress with Gemino pressurised hot water cylinder; gas boiler; Beam central vacuum unit; built in wardrobe.

## BEDROOM 1 3.53m (11'7) x 3.18m (10'5)

LED ceiling lighting; fresh air ceiling outlet; telephone connection point; Beam vacuum point.



## SHOWER ROOM 2.49m (8'2) x 1.68m (5'6)

White suite comprising rectangular tiled shower; thermostatically controlled shower with rain head and adjustable head; glass shower panel; floating vanity unit with ceramic bowl on glass surround; chrome mono mixer tap; cupboard and drawers under; tiled splashback; mirror and shaver socket over; wc with concealed cistern; chrome heated wall mounted towel radiator; ceramic tiled floor; 12 volt ceiling lighting; extractor fan and fresh air vent.





## BEDROOM 2 2.87m (9'5) x 2.82m (9'3)

12 volt ceiling lighting; fresh air vent; tv connection point.

## BEDROOM 3 2.62m (8'7) x 1.83m (6')

Range of fitted shelves and clothes rails; telephone connection point; fresh air ceiling vent; 12 volt ceiling lighting.

## BATHROOM

White suite comprising sculpted panelled bath with chrome mixer tap; thermostatically controlled shower over; sculpted glass shower panel; floating vanity unit with ceramic bowl and mixer taps; mirrored tiled splashback and electric shaver socket over; chrome heated towel radiator; wc with concealed cistern; tiled floor; 12 volt ceiling lighting; extractor fan.

## OUTSIDE

Enclosed brick pavia rear garden; garden shed; outside tap.

## CAPITAL/RATEABLE VALUE

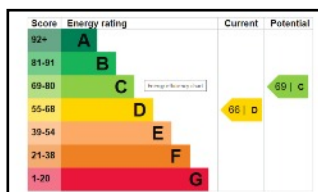
£145,000

## RATES PAYABLE

£1173.77 per annum

## MANAGEMENT FEES

£500 per annum (approx)



Comber

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Saintfield

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