

simonBRIEN
RESIDENTIAL

29 The Linen House,
The Mill Village,
Comber, BT23 5WS



Asking Price £230,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A truly stunning third floor apartment within a converted 19th Century Linen Mill
- Award winning re-development complex
- Luxury modern living finished to an extremely high specification
- Lift access bringing you right next to the apartment's front door
- Vast open plan lounge, dining kitchen area with feature exposed brick barrelled ceilings
- Modern fitted high spec kitchen with excellent range of units with 'Miele' and 'Bosch' integrated appliances
- Feature floor to ceiling windows
- Two large double bedrooms with ceiling speakers and clear views over Comber town
- Two luxury ensuites, both in modern white 'Villeroy and Boch' suites
- Additional, separate cloakroom in modern white suite
- Beam vacuum system
- Multi room entertainment system
- Main gas central heating system
- Double glazed windows
- Fabulous 'residents only' leisure facilities including large heated swimming pool, gym, sauna and Jacuzzi
- Allocated car parking space plus additional visitor parking available
- Pedestrian access making the town centre easily accessible



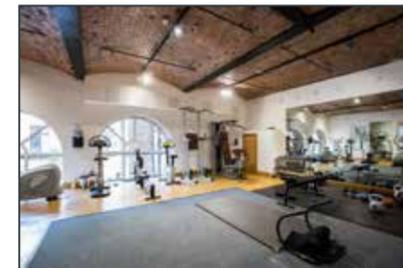
SUMMARY

Modern apartment living does not come more stylish than The Mill Village. The end product for this award winning re-development of the Andrew's Linen Mill, located on the cusp of Comber's busy town centre, are these gorgeous exclusive one off apartments.

This landmark development which was originally a large scale Victorian linen mill for circa 135 years, was sympathetically restored, enhanced and beautifully converted into a range of likeminded luxury homes.

No. 29 The Linen House is positioned within the main building at the centre of the development and is accessed via a stunning glass foyer area with lift facility, leading you to this 3rd floor apartment. This spacious, high end, home has been finished and decorated to such a high specification, that you would be forgiven for thinking that you were living in a hotel. The overall feeling of quality surrounds you from the exceptional high level of construction, architecture and modern hi-tech additions such as entertainment ready reception area's & bedrooms with integrated ceiling speakers, sound proofing and Beam central vacuum system which all together create a very enjoyable environment in which in live and relax.

Located on the ground floor of the Linen House is the "residents only" leisure suite, which holds a large heated swimming pool, gymnasium, sauna and Jacuzzi providing a fabulous amenity to avail of at your own convenience. The Mill Village is easily accessible to the busy Comber town centre, which has a great cafe culture along with independent shops, schooling, bistros, pubs and grocery outlets. Commuting to Belfast, Ballyhackamore, City Airport, Saintfield and Hillsborough are all very palatable also. To arrange your own private viewing appointment, please contact our Newtownards branch on 02891 800700 at your earliest convenience.



THE PROPERTY COMPRISES:

THIRD FLOOR

Oak front door to:

ENTRANCE HALL:

Polished oak floor, linen storage, cloaks cupboard with Beam vacuum system cylinder multi room system.

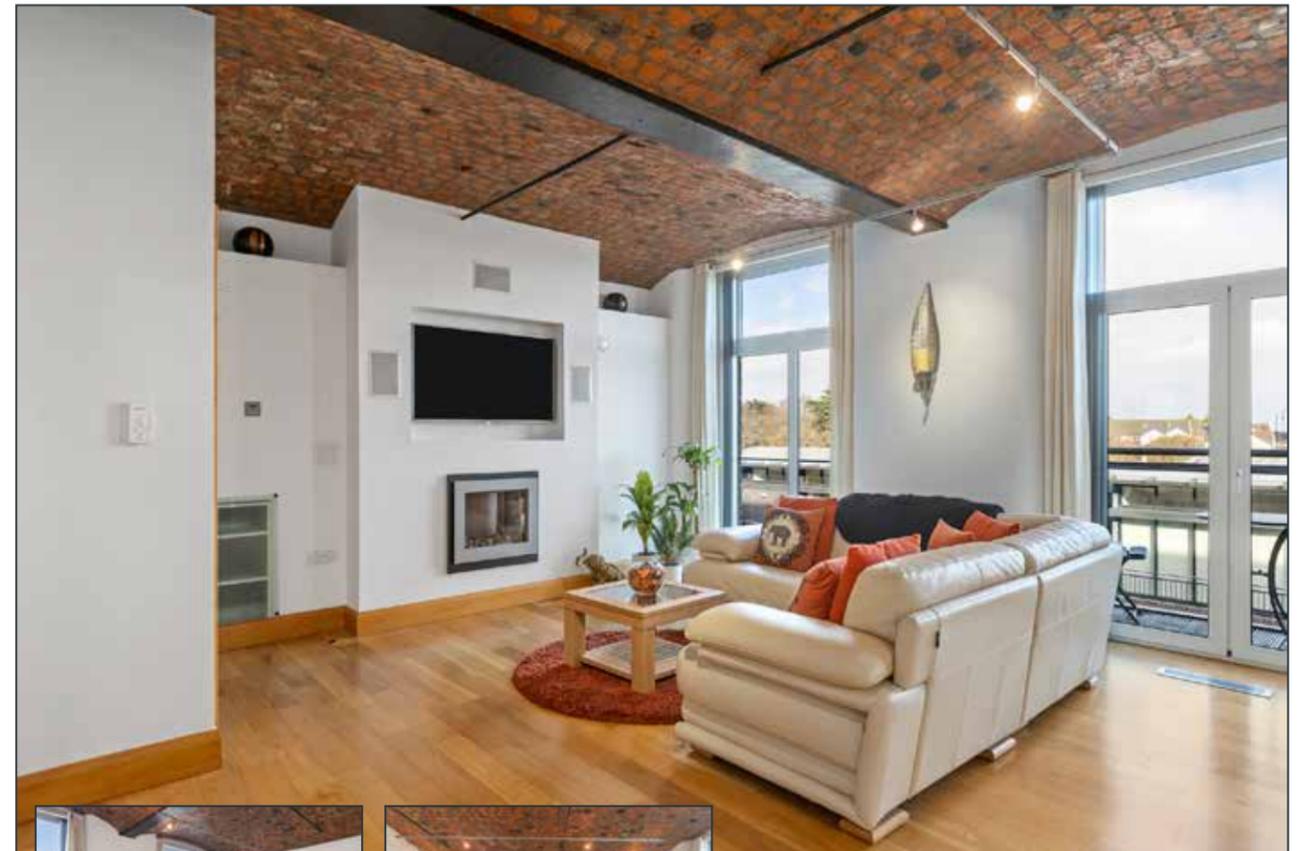
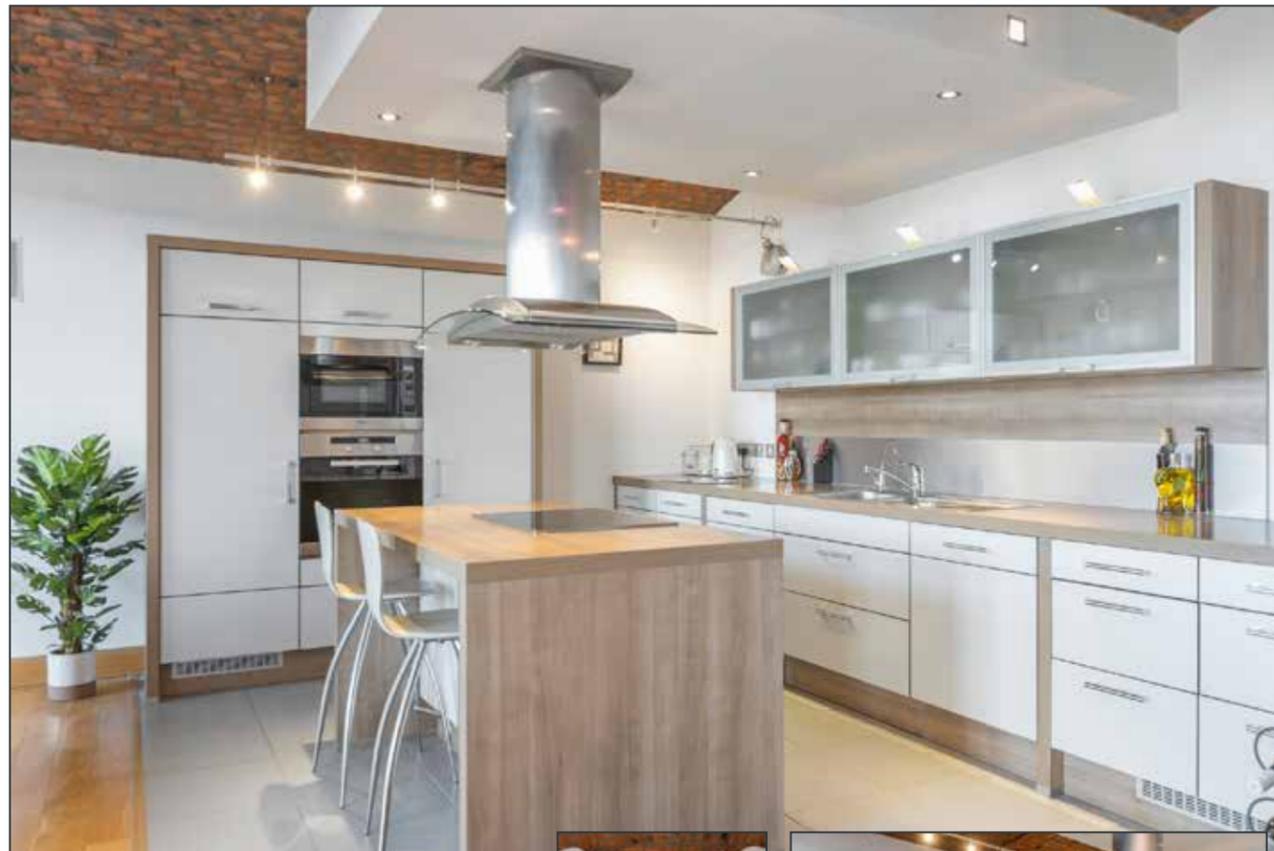
LUXURY CLOAKROOM:

Modern white suite with floating wash hand basin with mixer taps, push button WC with concealed cistern, polished oak floor, recessed spotlighting, extractor fan, integrated mirror.

LUXURY KITCHEN/DINING/LIVING:

26' 7" x 19' 11" (8.1m x 6.07m)

Bowl and a quarter single drainer stainless steel sink unit with mixer taps, excellent range of high and low level modern kitchen units, Formica roll edge work surfaces, breakfast bar, Miele induction hob with glass and stainless steel extractor hood over, Miele built in oven and microwave, Miele fridge, freezer and dishwasher, Bosch integrated washing machine, concealed lighting, modern lighting above, ceramic tiled floor, recessed spotlighting, arched/domed ceiling, polished oak floor to dining and living, built in surround sound speakers including free standing sub woofer, double glazed French doors and two additional large windows to balcony with glass balustrades and views overlooking the Comber town rooftops, 50" LED Phillips television, feature electric fire, extractor fan.

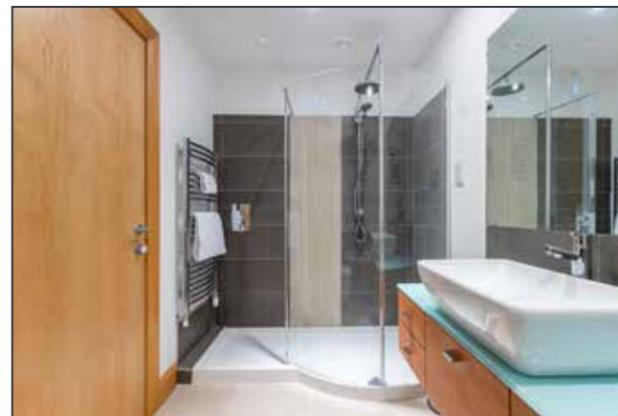


MASTER BEDROOM:
17' 1" x 13' 4" (5.21m x 4.06m)

Two large floor to ceiling windows looking over the rooftops of Comber town, ceiling speakers, recessed spotlighting.

LUXURY ENSUITE BATHROOM:

Modern white Villeroy and Boch suite comprising: Panelled bath with mixer taps, luxury walk in fully tiled shower cubicle with thermostatically controlled shower and oversized shower head, floating vanity sink unit with mixer taps, glass top and drawers under, recessed spotlighting, chrome towel radiator, shaver point, ceiling speakers, ceramic tiled floor, push button WC with concealed cistern, integrated mirror, extractor fan.



BEDROOM (2):
12' 7" x 10' 3" (3.84m x 3.12m)

Large modern wardrobe, concealed Worcester Bosch Phoenix Gas boiler, ceiling speakers, recessed spotlighting, floor to ceiling window with views over the Comber rooftops.

LUXURY SHOWER ROOM:

Modern white Villeroy and Boch suite comprising luxury fully tiled shower cubicle with thermostatically controlled shower, floating vanity sink unit with mixer taps, push button WC with concealed cistern, chrome towel radiator, recessed lighting, wall tiling, shaver point, integrated mirror.

OUTSIDE

Communal gardens, trees, lighting.



All measurements are approximate and for display purposes only

Location



LOCATION: The Mill Village Development, Comber

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/B/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	82	84
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9150-0122-6780-8670-3226

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.