

simon**BRIEN**
RESIDENTIAL

'The Loom Penthouse',
20 The Linen House,
Mill Village, Comber, BT23 5WS



Offers Around £269,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An individually designed Penthouse Apartment
- Housed within a converted 19th Century Linen Mill complex
- Lift access
- Feature open plan lounge/ dining space with beautiful views towards the Castlereagh Hills
- Modern high spec kitchen with excellent range of Satin finish units and full range of integrated appliances, mostly Miele
- Two great sized double bedrooms
- Two luxury ensuites, both in modern white 'Villeroy & Boch' suites
- Additional, separate cloakroom in modern white suite
- Utility room along with boiler room
- Beam vacuum system
- Additional underfloor storage area
- Multi room speaker system with integrated wall and ceiling speakers
- Gas central heating system
- Double glazed windows in aluminium units
- 'Residents only' leisure facilities including large-heated swimming pool, gym, sauna, Jacuzzi, and shower and changing rooms
- Allocated car parking space plus additional visitor parking available
- Pedestrian access to High Street making the town centre easily accessible
- Award winning re-development complex
- Management company fee £225.00 per month

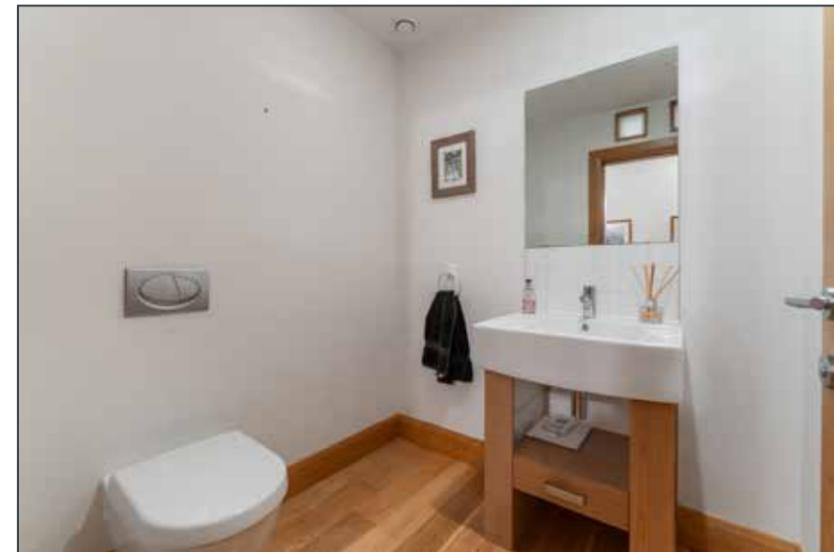
SUMMARY

The Mill Village is at the forefront of Comber's thriving property market and has helped shape the commuter town's modern housing stock. Apartment living does not come more stylish than The Mill Village, this landmark development, which was originally a large scale Victorian linen mill for 135 years, has been sympathetically restored, enhanced, and beautifully converted into a range of luxury homes.

The Loom Penthouse is located at the centre of the development in the Linen House building and is accessed via an impressive glass foyer area with lift facility, leading you to this 2nd 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, bedrooms and ensuites 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. Easily accessible to the busy town centre, which has a great cafe culture along with independently owned shops, schooling options, bistros, pubs, and grocery outlets. Commuting to Belfast, Ballyhackamore, City Airport, Saintfield and Hillsborough are all very palatable also.

To arrange you on own private viewing appointment, please contact our Newtownards branch on 02891 800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

Communal electronic access door to:
COMMUNAL LOBBY AREA/ ATRIUM:

With staircase and lift access. Solid wood front door with glazed side panels.

SECOND FLOOR

ENTRANCE HALL:

Polished oak floor, wall light points, communal door intercom handset, recessed spotlighting.

UTILITY ROOM:

10' 9" x 6' 1" (3.28m x 1.85m) (L shaped)

Single drainer stainless steel sink unit with mixer taps, range of high and low level cream units, plumbed for washing machine, recess for tumble dryer, polished oak floor, recessed spotlighting, wall tiling.

BOILER ROOM:

Gas fired boiler, beam vacuum cylinder, polished oak floor.

CLOAKROOM:

Modern white suite comprising: Timber floorstand, wash hand basin with mixer taps, push button WC with concealed cistern.

OPEN PLAN LUXURY FITTED KITCHEN/LIVING/DINING SPACE:

33' 1" x 22' 0" (10.08m x 6.71m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level satin finish white units, 4 ring ceramic induction hob unit, built in oven, integrated coffee machine, wine fridge, microwave, dishwasher, steam oven, warming drawer, glass and stainless steel extractor hood (all Miele), integrated Liebherr fridge and freezer, glazed display units with lighting, breakfast bar, aluminium double glazed French doors to Juliet balcony, concealed lighting, ceramic tiled floor to kitchen area, polished oak floor to Living/Dining space, 4 sets of large windows. Aluminium French doors to small balcony with timber deck and glass balustrade, recess for wall mounted TV, integrated wall speakers with surround sound system, inset electric fire, mood lighting, recessed spotlighting, views to Castlereagh Hills.





MASTER BEDROOM:
20' 2" x 13' 6" (6.15m x 4.11m)

Steps down to bedroom area with recessed wall lighting. Range of built in robes, wall light points, feature pitch pine beam, arch window, 2 storage cupboards, ceiling speakers.

LUXURY ENSUITE:

Modern white Villeroy and Boch suite comprising: panelled bath with chrome mixer taps and telephone hand shower over, timber vanity unit with wash hand basin and mixer taps, large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, chrome towel radiator, shaver point, pitch pine beam, ceiling speakers, recessed spotlighting, extractor fan.



LUXURY ENSUITE:

Modern white Villeroy and Boch suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC with concealed cistern, extractor fan, recessed spotlighting.



BEDROOM (2):
14' 7" x 14' 6" (4.44m x 4.42m)

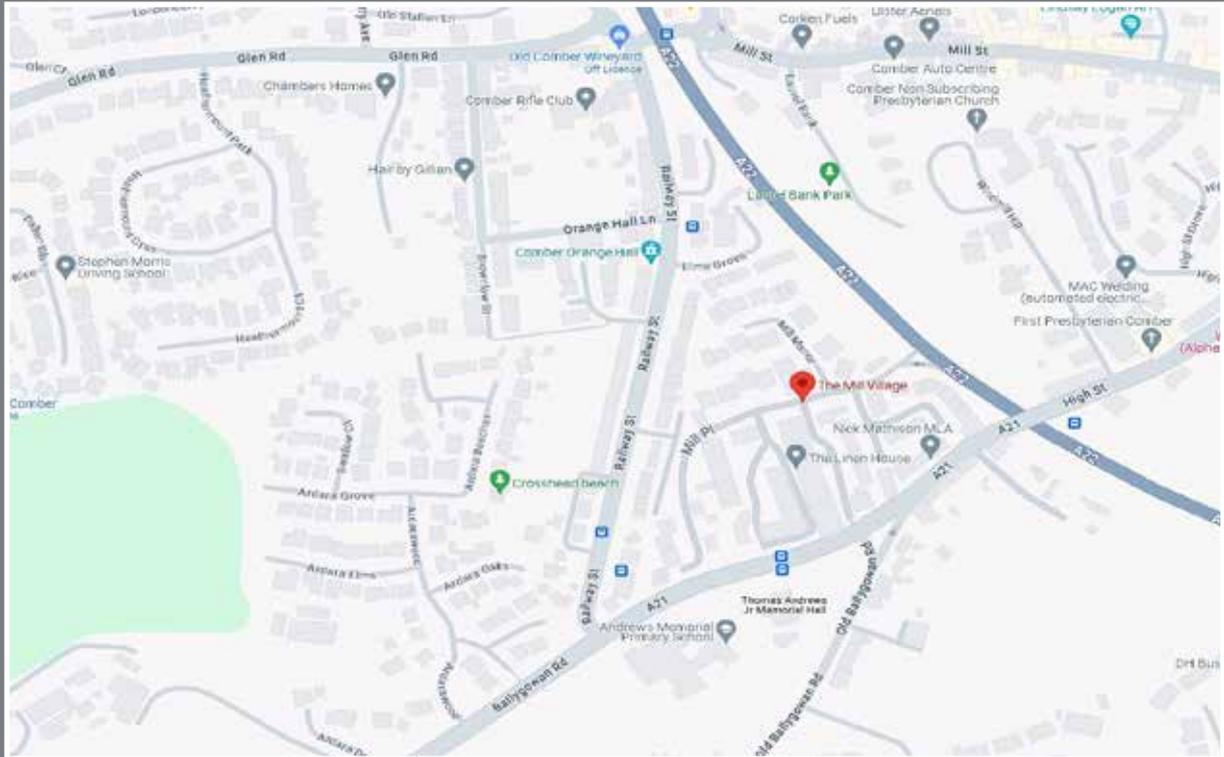
Range of built in robes, ceiling speakers, recessed spotlighting.



This plan is for illustrative purposes only
 Plan produced using PlanIt3D

The Loom Penthouse, 20 The Linnen House, Comber

Location



The Linen House, The Mill Village

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.



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EPC REF: 9651-0020-6059-4689-0902

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

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