



5 THE COTTAGES, MILL VILLAGE

Comber, BT23 5PF

Offers Around **£210,000**



SEMI-DETACHED | 3  | 2  | 1 

This semi-detached family home, part of the exclusive development "The Cottages" is located in the popular Mill Village, within walking distance of Comber Town Centre. The location offers excellent convenience to a range of local amenities, boutiques, restaurants, leisure facilities and the popular Farmers Market.

KEY FEATURES

- Semi Detached Home in "The Cottages" Within the Highly Desirable "Mill Village" Development in Comber
- Contemporary Kitchen with an Extensive range of integrated Appliances
- Open Plan Kitchen / Living / Dining with Patio Doors that Open out to the Fully Enclosed Private Rear Garden
- Downstairs WC and Storage Cupboard
- Three Generous Sized Bedrooms One Benefitting a Modern Ensuite Shower Room with Villeroy Boch Sanitary Suite
- Additional Three Piece Villeroy Boch Family Bathroom
- Decorative Brick Pathway with Ample Car Parking for Both Residents and Visitors to The Front
- Fully Enclosed Rear Garden with Paved Patio Area Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Beam Vacuum System
- Air Exchange Ventilation System
- Access to Resident Only Leisure Facilities with Indoor Swimming Pool, Gym and Sauna
- Broadband – Superfast



ROOM DETAILS

Ground Floor

- Entrance Hall
- Downstairs WC
- Kitchen/Living/Dining
26'3" X 18'10"
- Stairs To First Floor
Landing

First Floor

- Landing
- Bedroom One with
En-suite Shower Room
10'10" x 9'2"
- Bedroom Two
9'2" x 11'1"
- Bedroom Three
6'5" x 7'5"
- Bathroom

Outside

- Decorative brick walkway,
resident and visitor
parking
- Fully enclosed rear garden
with paved patio area
- Outside water, outside
light



DIRECTIONS

Travel from Comber Square along Killinchy Street and at the roundabout take the third exit on to the A22. Continue along for 0.4 mile and take a left in to The Mill Village development. Go through the gates and take a left, then left again and number 5 The Cottages will be on your right..



THE LOCAL AREA

Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	72	75

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

