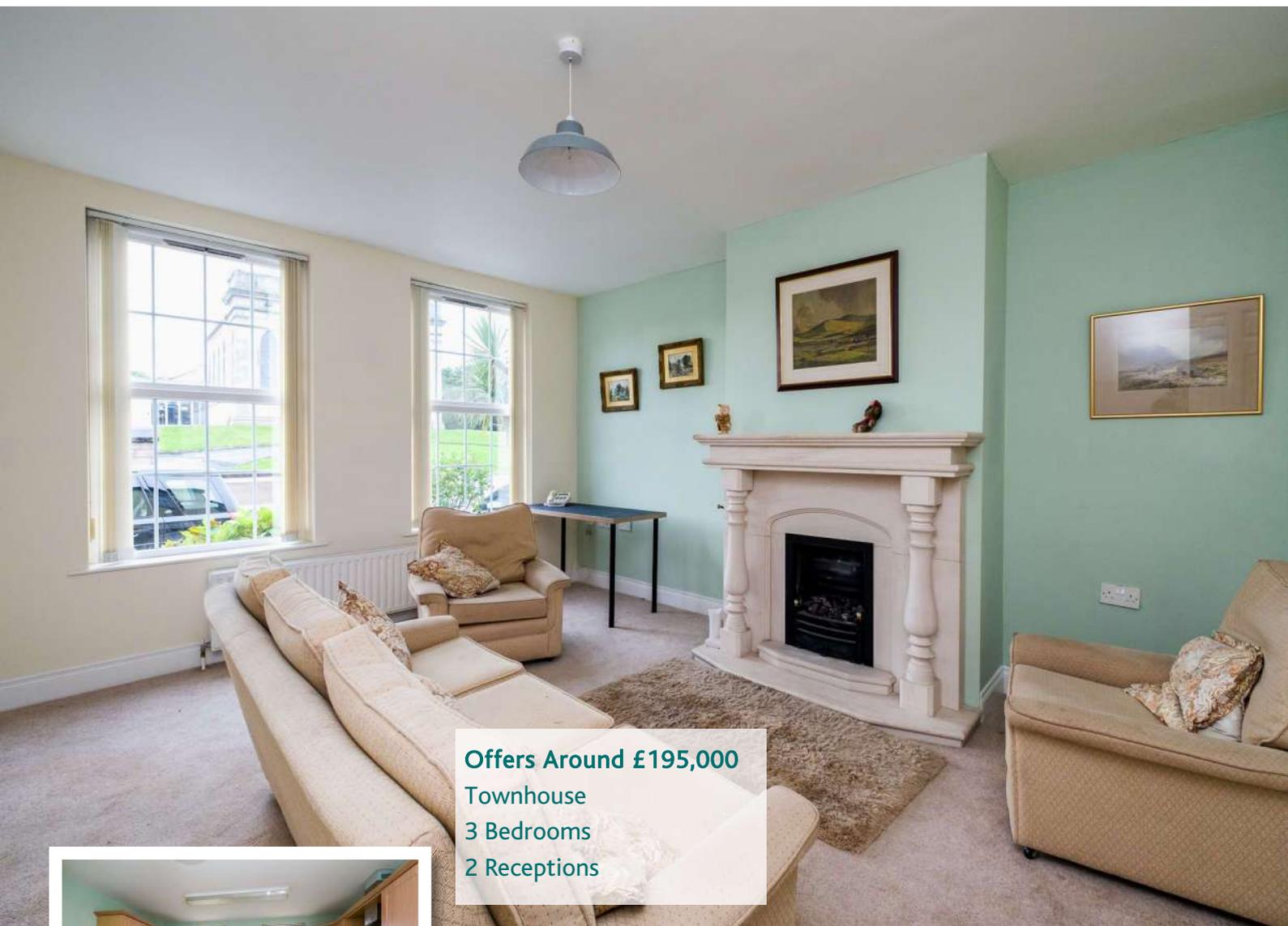




 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

7 The Old Distillery | Comber. BT23 5FX  
OFFERS AROUND £195,000



**Offers Around £195,000**  
Townhouse  
3 Bedrooms  
2 Receptions



## Property Features

- Exceptionally Presented Townhouse
- Located in the Prestigious "The Old Distillery Development"
- Modern Fully Fitted Kitchen Open Plan to Ample Dining Area
- Gracious Lounge With Feature Carved Sand Stone Fireplace and Inset Gas Fire
- Three Well-Proportioned Bedrooms
- Master Bedroom Benefitting from Contemporary Ensuite Shower Room
- Attractive White Suite Family Bathroom
- Utility Room
- Lower Ground Floor WC
- Gas Fired Central Heating
- Double Glazing Throughout
- Brick Paviour Driveway Parking Leading to Integral Garage
- Sought After Location
- Excellent Public Transport Links and Road Networks to Belfast and Newtownards
- Within Walking Distance to Comber Town Centre Boasting Range of Local Amenities, Local Schools, Shops and Restaurants

# Accommodation

## Ground Floor

Reception Hall

Lounge

16'2" x 13'0"

Kitchen

13'0" x 11'3"

Separate Cloaks/WC

## Lower Ground Floor

Study

12'7" x 8'3"

Separate WC

Utility Room

10'7" x 6'5"

Integral Garage

19'2" x 13'0"

## First Floor

Master Bedroom

13'0" x 11'2"

En-suite Shower Room

Bedroom Two

11'3" x 11'1"

Bedroom Three

8'3" x 7'7"

Bathroom

## Outside

Patio Area

Brick Pavior Driveway

Front Forecourt

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)

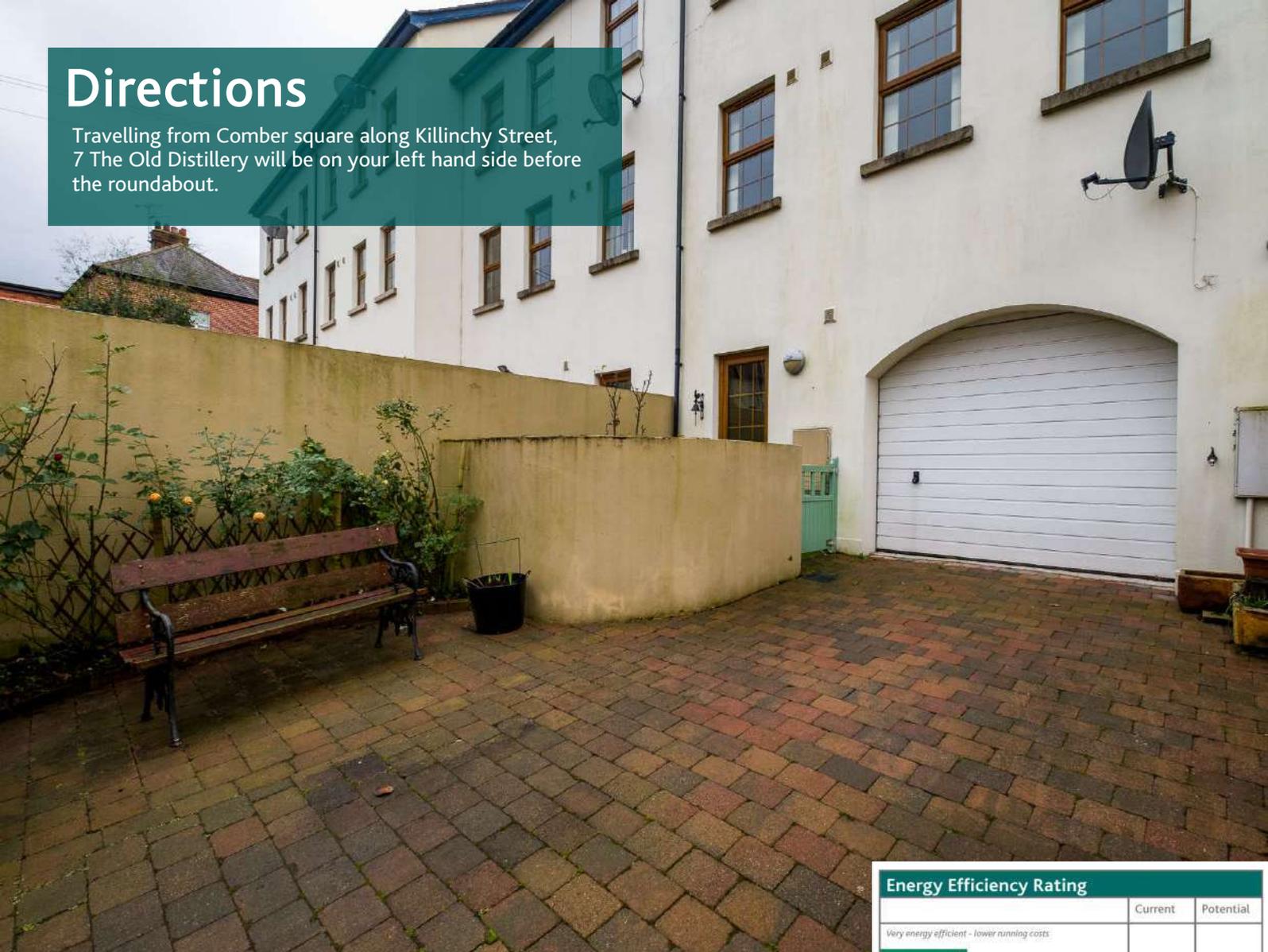


This beautifully presented townhouse is located in the prestigious Old Distillery Development, Comber. The property has been well maintained with emphasis on high quality finishing's providing the ideal modern living environment. With so many quality attributes this is a fantastic opportunity for the young professional, family and retired market alike and we recommend your earliest possible internal inspection.



# Directions

Travelling from Comber square along Killinchy Street, 7 The Old Distillery will be on your left hand side before the roundabout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		68	74
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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## Comber /Ards Peninsula

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