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LETTING SPECIALISTS

**22 The Courtyard, The Mill Village**  
| Comber. BT23 5GR  
OFFERS AROUND **£209,950**



Scan for Property Details  
and to Arrange a Viewing

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**Offers Around £209,950**  
Duplex Apartment  
2 Bedrooms  
2 Receptions



## Property Features

- Bright & Spacious Contemporary Duplex Apartment
- Much Sought After Development with On Site Residents' Swimming Pool, Spa and Fitness Suite
- Master Bedroom with En suite bathroom, Second Double Bedroom with en Suite Shower Room
- Modern Kitchen with an Excellent Range of Integrated Miele Appliances, Ample Room For Dining and Doors to Small Decked Balcony
- Bright & Spacious First Floor Living / Dining Room with Sliding Patio Doors to....
- Outdoor Decked Balcony with Ample Room and Outdoor Entertaining
- Additional First Floor Cloakroom with WC & Store Room
- Gas Fired Central Heating
- Communal Entrance Foyer, with Lift Access & Stairs to First Floor
- Air Exchange Ventilation System / Beam Vacuum System
- Multi Room Sound System with Built in Speakers
- Resident and Visitor Parking
- Access Gate to the Rear of the Development, perfect for those wishing to walk into Comber Town Centre or Avail of the various Bus Services
- Excellent Local Amenities in Comber Town Centre, and within Commuting Distance of Belfast
- Ideal Property for a Range of Purchasers

# Accommodation

## Second Floor

Reception Hall

Kitchen/Living/Dining

Area

21'10" x 17'1"

Principal Bedroom

16'8" x 11'1"

En Suite Bathroom

Bedroom Two

13'4" x 12'

En Suite Shower Room

## Upper Level

Living/Dining Area

27'10" x 19'4"

WC

## Outside

Terrace Balcony

One Parking Space

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

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



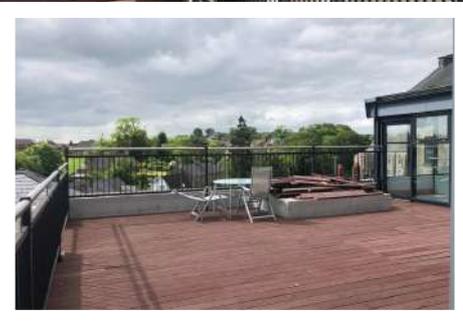
"We are delighted to bring No 20 The Courtyard to the market. This apartment is bright and spacious throughout and viewing is a must to appreciate all that is on offer!

The Mill Village is a much sought after development in Comber, it benefits from being within walking distance of this vibrant town centre and all the shops and amenities that are on offer. As well as a superb location this development also offers a residents swimming pool, spa and fitness suite, making it stand out from apartment complexes."



# Directions

Travelling from Comber Square along Killinchy Street take the third exit at the roundabout. Heading towards Dundonald take the first left into the Mill Village. The Courtyard will be the first block on your left. Number 22 is located at the back of the building on the second floor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		80	82
(55 - 68) D			
(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.



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## Awards & Recognition

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## Comber/Ards Peninsula

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