



4 The Old Mill Race, Comber, BT23 5RH

Well Proportioned Cottage Style Semi Detached Villa in an Exclusive Location - £209,950



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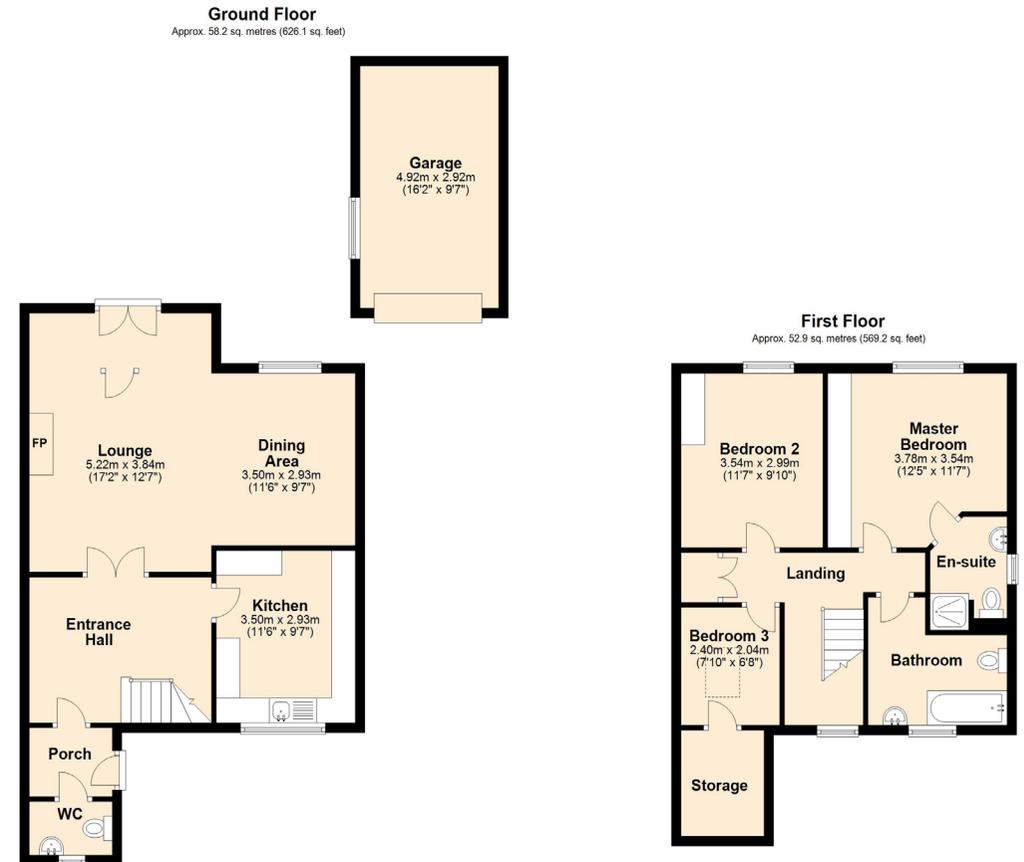
Situated in a small quiet cul-de-sac with an appealing semi rural atmosphere, this attractive home will appeal to those seeking exclusivity in a peaceful yet convenient setting. Offering more than is apparent from the outside, the layout is spacious and whilst practical for a first time buyer would accommodate the downsizer perfectly.

Key Features

- Well Proportioned Cottage Style Semi Detached Villa in an Exclusive Location
- Spacious Lounge/Dining Room With Open Fire
- Three Bedrooms Including Master With Shower Room Ensuite
- Bathroom With White Suite
- Gas Fired Central Heating
- Double Glazed Windows in PVC Frames
- Detached Garage With Electric Door and Tarmac Driveway
- “Sunny” South Facing Enclosed and Private Rear Garden

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

Floor Plans



Total area: approx. 111.1 sq. metres (1195.3 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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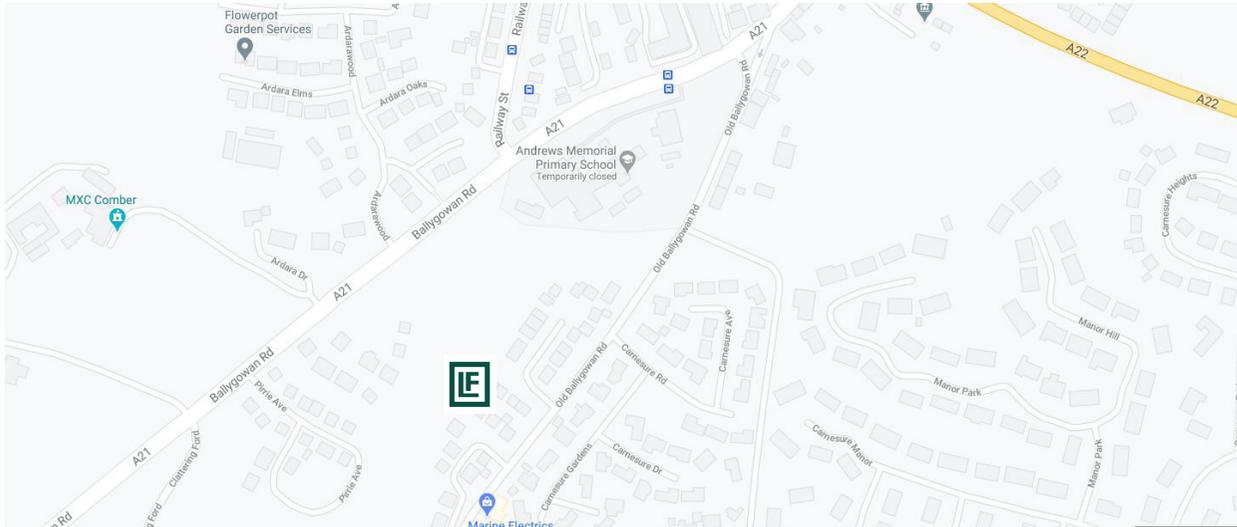
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	68	70
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	
RRN: 2155-1158-1241-0621-1765		

Office Information

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