



**9 Mill Court, The Mill Village, Comber, BT23 5PB**

**Delightful Modern End Townhouse In the Highly Regarded Mill Village - £265,000**



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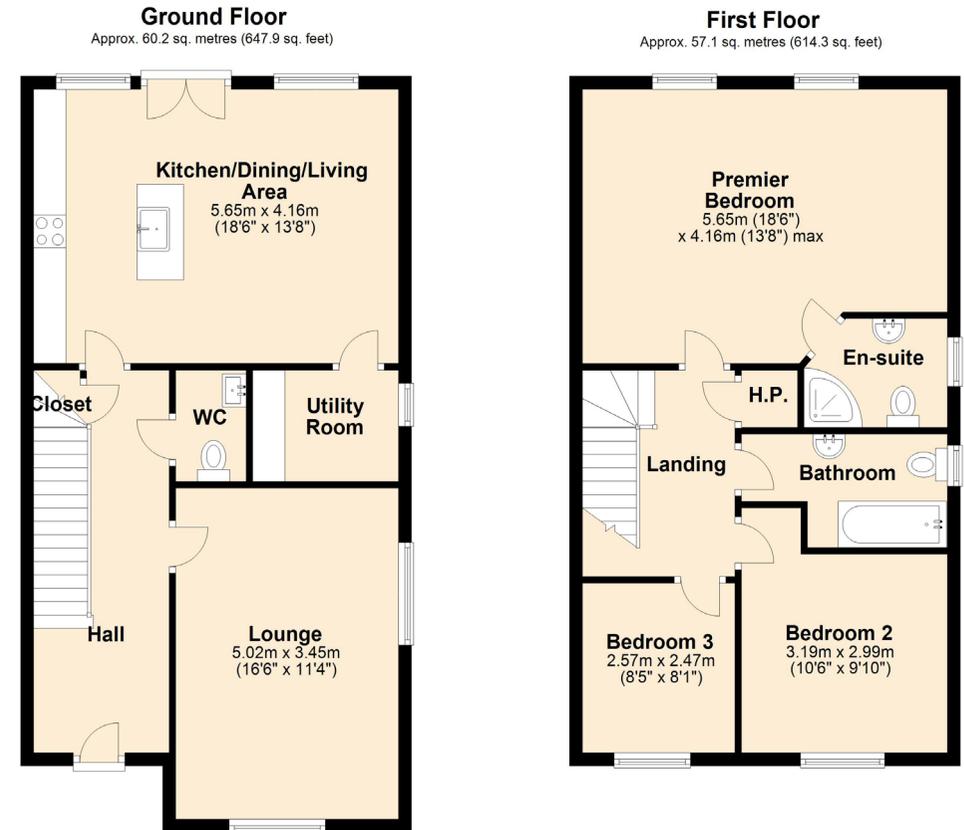
## Delightful Modern End Townhouse - £265,000

Benefiting from a prime site in the highly regarded Mill Village Development, this new build end townhouse, finished in the reclaimed dressed stone of the original Linen Mill buildings it replaced, exudes a unique character not normally associated with a property of its youth. This abundant external charm is a foretaste only of the beautifully proportioned contemporary interior which offers a practical layout.

### Key Features

- Delightful Modern End Townhouse In the Highly Regarded Mill Village Community
- Contemporary Kitchen With Built-In Appliances Open Plan To Dining/Living Space
- Three Bedrooms Including Principal With Deluxe Shower Room Ensuite
- Bathroom With Modern White Suite Plus Ground Floor Cloakroom Suite
- Gas Fired Central Heating And Double Glazed Windows
- On Site Swimming Pool And Gym
- Up To Date Specification Including Oak Internal Doors And Recessed Feature Spotlighting
- Allocated Parking Space

## Floor Plans



Total area: approx. 117.3 sq. metres (1262.2 sq. feet)

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.



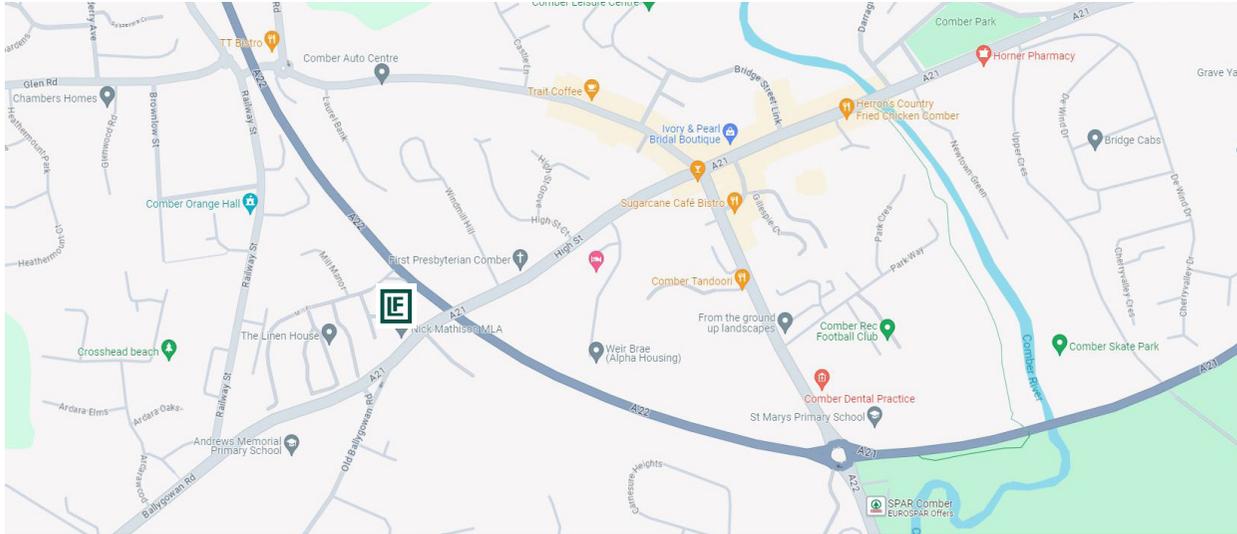
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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