

OFFERS AROUND

£145,000

44 The Old Distillery, Park
Way

Comber

BT22 5EV

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PINKERTONS

Sales, Lettings and Property Management

Stylish Two-Bedroom Townhouse with Parking in Courtyard Setting in the Heart of Comber Town Centre

Located within the Old Distillery development, this charming two-bedroom townhouse offers convenience, comfort, and charm in equal measure. Situated in the heart of Comber town centre, the property is ideally suited to first-time buyers,

downsizers, or investors. Internally, the home comprises a bright lounge, fitted kitchen, and a downstairs WC. Upstairs are two well-proportioned bedrooms, including a principal with en suite, and a modern bathroom. The home benefits from gas

central heating and is further enhanced by its courtyard-style setting with parking directly to the front. With amenities, cafés, shops, and public transport all within walking distance, this is an excellent opportunity to secure a low-maintenance home in a thriving location.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Hallway
9'1 x 7'2

Toilet
7'2 x 8'

Kitchen
9'1 x 19'10"

Living Room
9'6" x 17'7"

Open Plan
19'10 x 19'11

Bedroom 1
15'7 x 10'9

Ensuite
6'6 x 5'6

Bedroom 2
14'11 x 7'1

Bathroom
9'9 x 6'6

Landing
10'8 x 10'2

Storage
2'6 x 2'3

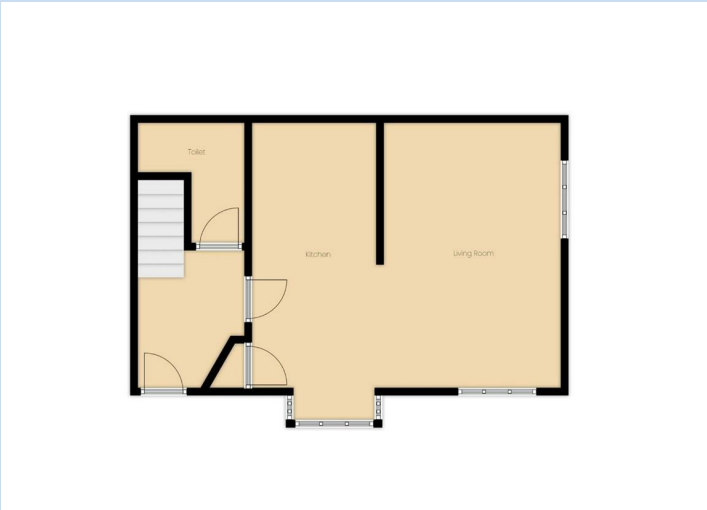
Directions
Located off Killinchy Street

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

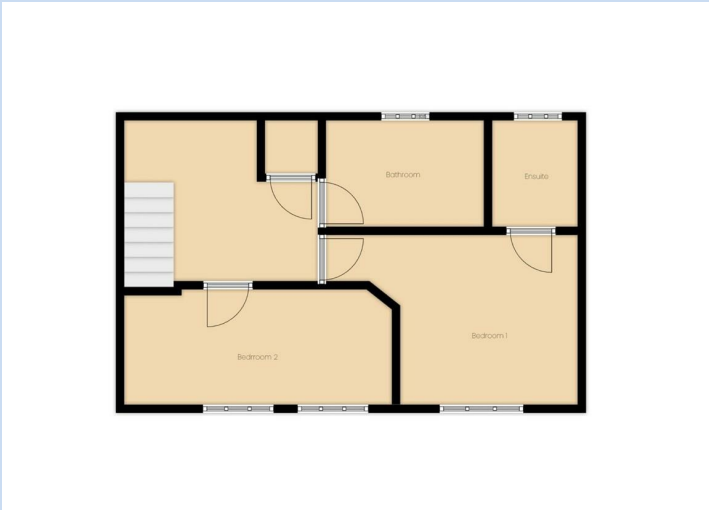
Tenure - Understood to be freehold.
Rates - Understood to be approx £1,096.44 per annum.
Mgt Fee TBC

- Prime location within Comber town centre and walking distance to shops and cafés
- Situated in the attractive Old Distillery courtyard development
- Two generously sized bedrooms, including a main bedroom with en suite
- Upstairs family bathroom with clean, modern finish
- Spacious lounge ideal for everyday living and entertaining
- Fitted kitchen with ample storage and workspace
- Convenient downstairs WC for guests and daily use
- Gas central heating system for efficient, reliable warmth
- Parking to the front of the property
- Excellent opportunity for first-time buyers or buy-to-let investors

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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Comber & Newtownards: 7a The Square, Comber BT23 5DX T. 028 9140 4100



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