

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

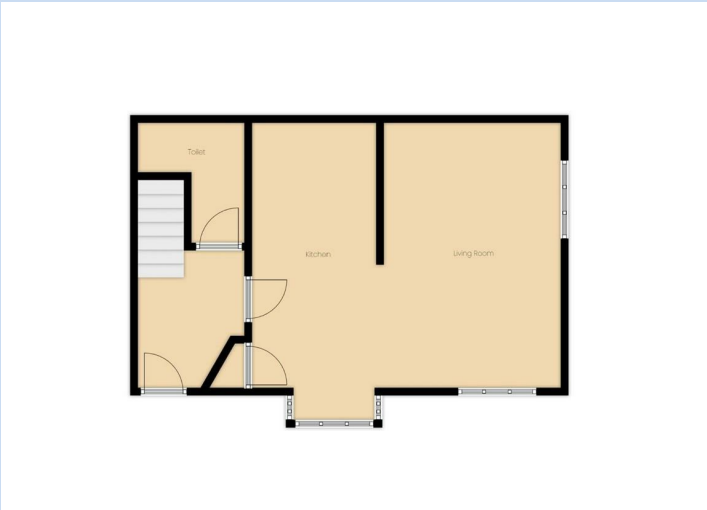
## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold.  
Rates - Understood to be approx  
£1,144.56 per annum.  
Mgt Fee TBC

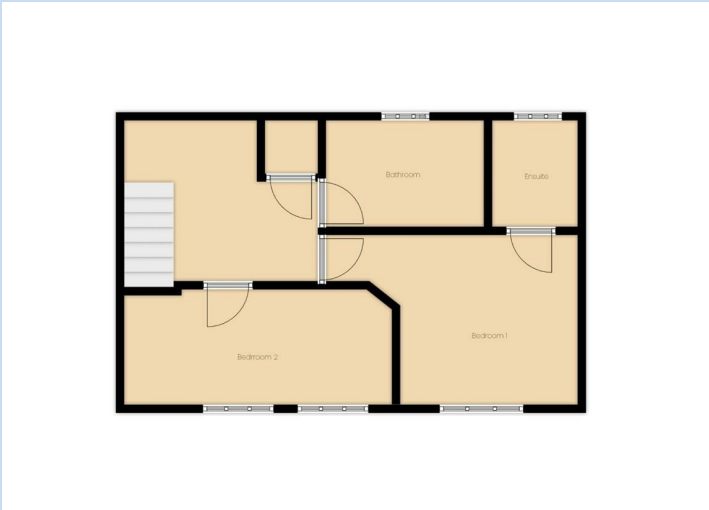
- Prime location within Comber town centre and walking distance to shops and cafés
- Situated in the attractive Old Distillery courtyard development
- Two generously sized bedrooms, including a main bedroom with en suite
- Upstairs family bathroom with clean, modern finish
- Spacious lounge ideal for 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'.



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