



This fine townhouse is part of the landmark development at The Mill Village in Comber, County Down. Originally the Victorian linen mill owned by the Andrews family, the area was converted to a fine array of luxury homes in the past 15 years.

Number 3 The Stables is situated in a small row of converted stables and exudes a character and charm that will have wide ranging appeal.

The accommodation comprises, an impressive entrance hall with ground floor WC facility, an open plan living room, dining area and kitchen. The magnificent kitchen benefits from a range of integrated appliances and a large island unit. Upstairs are two large double bedrooms, both with ensuite facilities and underfloor heating in the ensuites.

In addition the property benefits from gas fired central heating, double glazed windows, a car parking space and use of the communal swimming pool and gymnasium.

Offers Around  
£245,000

3 The Stables,  
The Mill Village ,  
COMBER,  
BT23 5WT

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Viewing by  
appointment  
through agent  
028 9066 3030



- Magnificent Townhouse in the Ever Popular Mill Village in Comber
- A Converted Mill & Adjoining Properties with Great Appeal
- Spacious Living Room & Dining Area Open Plan to Superb Modern Kitchen
- Excellent Kitchen with Comprehensive Range of Integrated Appliances & Island Unit
- Ground Floor WC Facility & Separate Understairs Storage Space
- 2 Well Proportioned Bedrooms both with Superb Ensuite Facilities
- Gas Fired Central Heating
- Double Glazed Windows
- Allocated Parking Space
- Access to Gym & Swimming Pool Facility



The Property Comprises:

## Ground Floor

Feature front door with glazed side panels to . . .

ENTRANCE HALL: Solid wood flooring, low voltage halogen spotlights, understairs storage space.

GROUND FLOOR WC: Low flush wc, pedestal wash hand basin, porcelain tiled floor.



LIVING ROOM OPEN PLAN TO DINING AREA & SUPERB MODERN KITCHEN: 29' 2" x 11' 6" (8.89m x 3.5m) Solid wood flooring in living room and dining area, feature flat screen electric fire. Excellent range of modern high and low level units and island unit, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, single drainer stainless steel sink unit with mixer tap, built-in five ring gas hob, built-in Neff oven, under unit lighting, larder unit, space saving corner unit, porcelain tiled floor.



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First Floor

BEDROOM (1): 19' 4" x 10' 10" (5.9m x 3.3m)

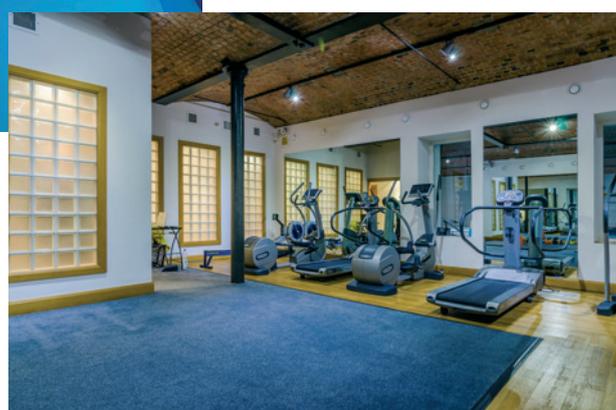
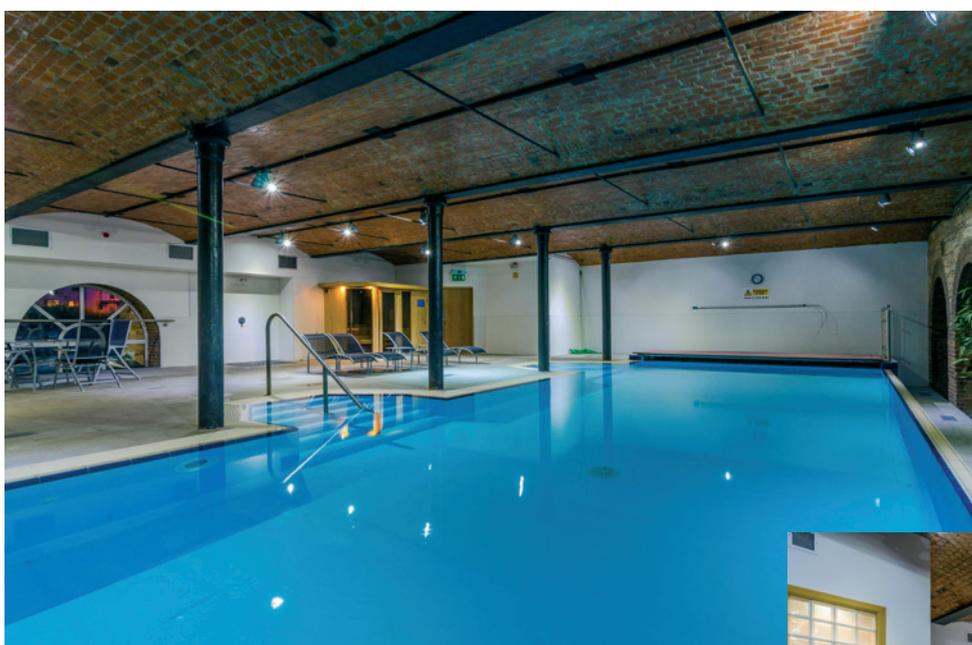


ENSUITE BATHROOM: Comprising panelled bath with mixer tap, vanity unit with storage underneath, large shower cubicle with telephone hand shower and additional shower head, low flush wc, heated towel rail, ceramic tiled floor, part tiled walls.



BEDROOM (2): 11' 11" x 11' 3" (3.62m x 3.42m)

ENSUITE SHOWER ROOM: Comprising shower cubicle, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

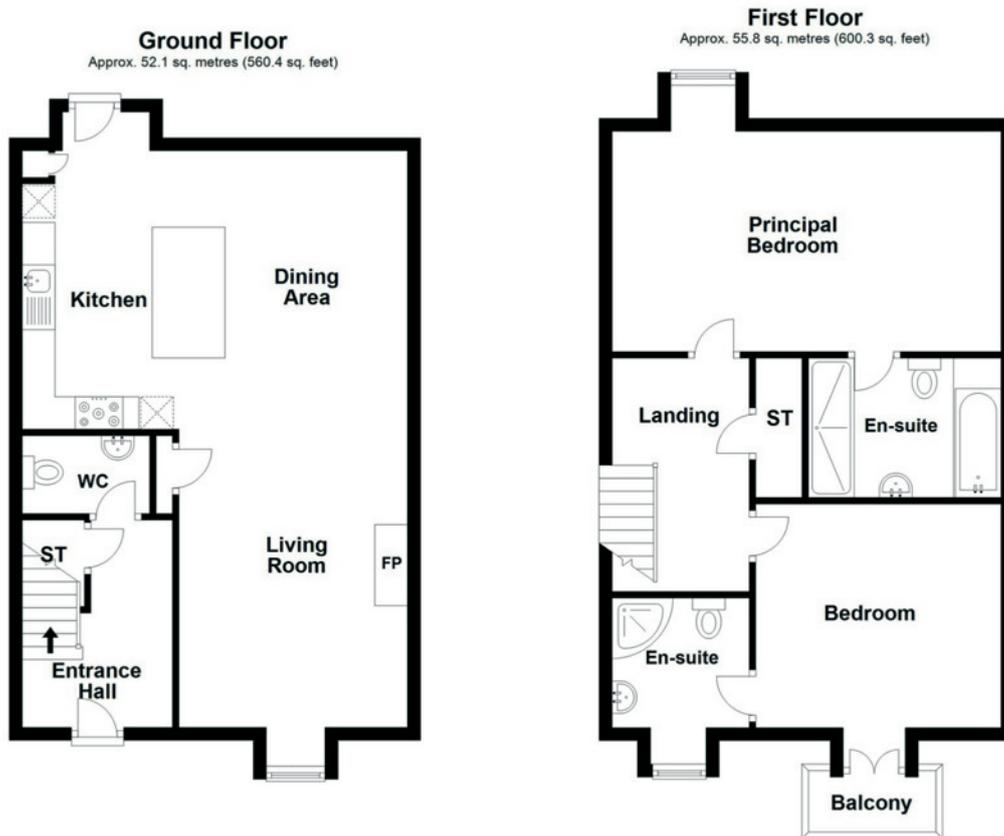


Outside

Allocated parking space.

Management company: McGuinness Fleck.

Service Charge: £488 per annum.



Total area: approx. 107.8 sq. metres (1160.8 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Location:

Turn into Village, take 3rd left and, keeping the factory chimney on your right, go between the two tall buildings to end of that road round right hand bend and the house is on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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