

2 The Old Distillery Comber, BT23 5FX

Per month £1,250 Per month



**VICTORIA
PINKERTON**

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The Old Distillery is a beautifully designed three-storey townhouse located in the heart of Comber.

With three well-appointed bedrooms, principal bedroom with En suite this home offers ample space for families or those seeking a comfortable living environment.

On the lower ground floor there is a integral garage with Electric door leading to utility room & WC.

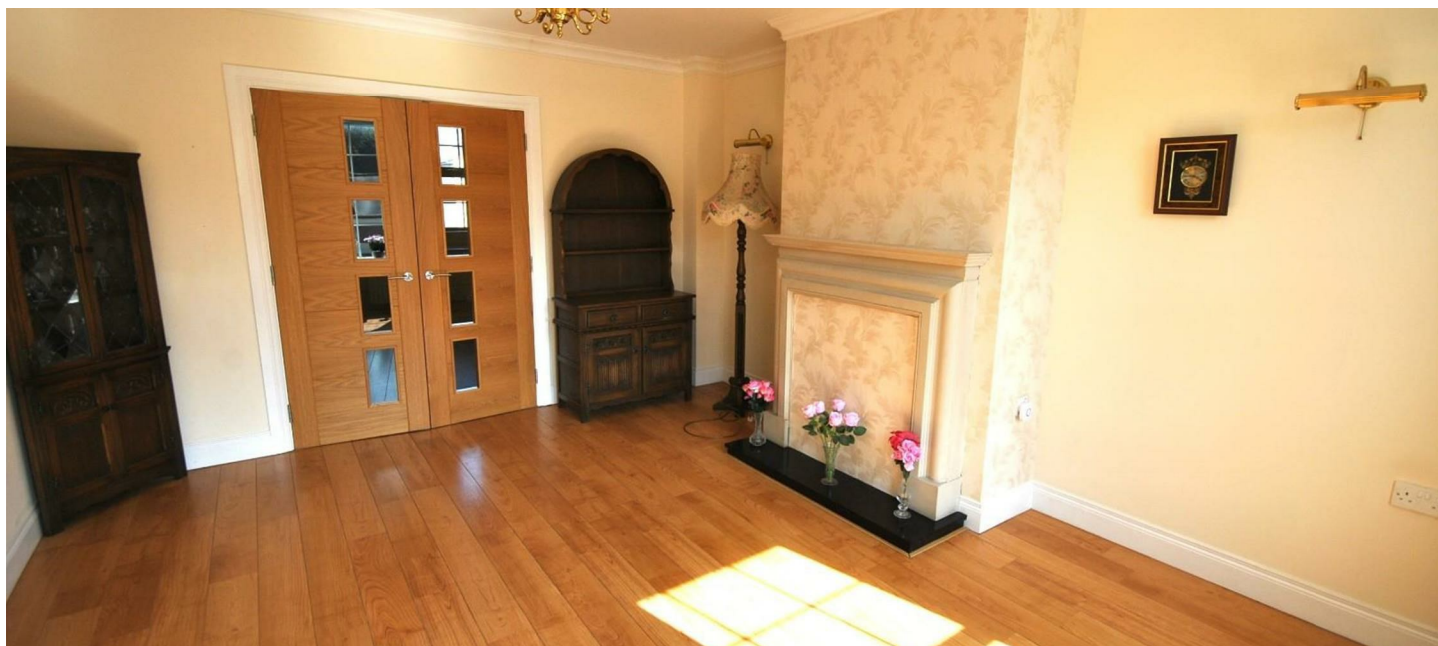
The lower ground floor also benefits from a study / home office.

The townhouse is not only aesthetically pleasing but also practical, with off street parking

available, a rare find in such a desirable location. The Old Distillery combines modern living with the character of its historic surroundings, making it an ideal choice for those who appreciate both style and substance.

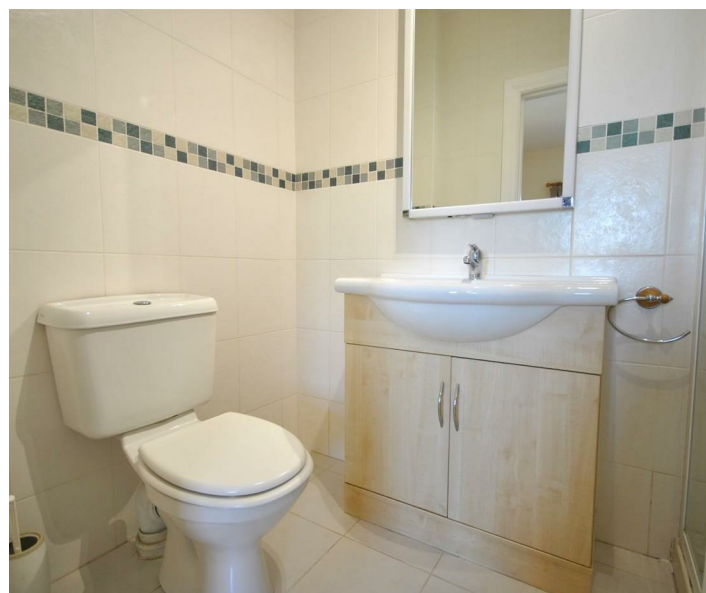
All local amities are within easy walking distance.





PROPERTY FEATURES

- Three Storey Townhouse
- Three bedrooms (Principal Bedroom En Suite)
- Gas Central Heating
- Lower Ground Floor Utility Room & WC
- Garage with Electric Door
- Enclosed Rear Courtyard / Driveway





PROPERTY MEASUREMENTS

Garage - Lower Ground Floor

Electric Garage Door

Utility Room - Lower Ground Floor

Plumbing for Washing Machine

WC - Lower Ground Floor

Toilet & WHB

Study / Home Office - Lower Ground Floor

Lounge - Ground Floor

Kitchen - Ground Floor

WC - Ground Floor

toilet & WHB

Bedroom 1 - First Floor

En Suite - First Floor

Toilet, WHB & Shower

Bedroom 2 - First Floor


Bedroom 3 - First Floor

Bathroom - First Floor

Toilet, WHB & Bath with shower over

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'.



WHAT3WORDS: word.word.word

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7a The Square, Comber BT23 5DX
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