

**Fetherstons**  
**Fetherston Clements Estate Agents**  
**223a Upper Newtownards Road**  
**Belfast**  
**BT4 3JD**  
**t: 028 9065 5060**  
**email: [info@fetherstons.com](mailto:info@fetherstons.com)**

## **5 The Cottages, The Mill Village, Newtownards**

**Starting Bid: £199,950.00**



For sale by Fetherstons via the [iamsold](#) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

**Stunning 3 Bedroom Semi-Detached Home for Sale.**

Step into modern living at 5 The Cottages, The Mill Village, Comber - a beautifully finished 3-bedroom semi-detached home that combines style, comfort, and convenience in one of Comber's most sought after exclusive developments.

This home isn't just a property; it's a lifestyle upgrade. Blending light-filled spaces, high-end finishes, stylish interiors with fantastic amenities and access to a private leisure complex, you'll find the perfect balance of relaxation and community living. This property is perfect for first-time buyers, young families, downsizers, or investors.

**Prime Location & Exclusive Lifestyle Perks**

The Mill Village is renowned for its community feel, lifestyle amenities, and unique character, making it one of the most desirable places to live in Comber. Buying here means

more than just a home - it's a lifestyle upgrade. Situated within walking distance of Comber town centre, this home offers easy access to cafés, shops, restaurants, and the popular Comber Greenway. Excellent road links make commuting to Belfast, Newtownards, Bangor, and Lisburn quick and convenient. Outdoor lovers will also enjoy being close to Strangford Lough and surrounding countryside walks.

Living at The Mill Village means more than just a beautiful home. As a resident, you'll enjoy access to:

A fully equipped gym

Indoor swimming pool

Relaxing sauna

Perfect for unwinding after work or staying active without leaving the community.

### Location Highlights - The Best of Mill Village and Comber

With its award-winning design, welcoming neighbourhood feel, and unmatched facilities,

The Mill Village has become one of Comber's most desirable addresses. 5 The Cottages

offers the rare chance to join this thriving community in a move-in ready home

Just a short stroll into Comber town centre with its boutique shops, cafés, and restaurants.

Excellent commuter routes to Belfast, Newtownards, Bangor, and Lisburn.

Close to the scenic Comber Greenway and Strangford Lough - ideal for walking, cycling, and enjoying the outdoors.

### Additional Information

Spacious 3 bed Semi-Detached Within The Award Winning Mill Village, Comber

Walking Distance To Comber Town Centre

Contemporary Open Plan Living With Bright Open-plan Kitchen, Dining, And Lounge Space

Three Generous Bedrooms

Master With Ensuite

Separate Family Bathroom In Luxury White Suite

Downstairs W.C

Private & Fully Enclosed Rear Garden

Access To Exclusive Residents' Leisure Complex With Gym, Indoor Swimming Pool & Sauna

Delegated parking space.

Energy Rating - C72/C75

Rates £1,454.54 pa

Practical Comforts gas-fired central heating, uPVC double glazing, air exchange system & Beam central vacuum system and air exchange ventilation for easy modern living.

Delegated parking space and low-maintenance enclosed garden - perfect for families and pets

### Entrance Hall

Solid wooden floor, spot lighting, under stair storage, feature glass block wall detail.

### Contemporary Open Plan Living

with bright open-plan kitchen, dining, and lounge space, that flows seamlessly with patio doors to a private, fully enclosed rear garden

### Kitchen

a range of low and high level units with laminate work tops, integrated microwave, integrated fridge / freezer, integrated Indesit electric oven / grill, Five ring gas hob, extractor fan, integrated washing machine, 1.5 stainless steel sink and drainer with chrome mixer tap, Island (with additional seating area and additional storage with solid wooden floor),

Luxury finishes with Villeroy & Boch bathroom suites, including a stylish family bathroom and handy downstairs WC .Solid wood floor, low flush w.c, sink with chrome tap and tiled splash back) and modern décor throughout that set this home apart

#### Master bedroom

10'10" x 9'2" (3.3m x 2.79m)

with ensuite shower room (including : Low flush w.c, wall hung wash hand basin with chrome mixer tap, walk in Matki shower with drench style shower, heated chrome towel rail, tiled floor, partly tiled walls).

Plus additional family bathroom Luxury suite consisting of a low flush w.c, floating vanity unit with sink and chrome mixer tap, tiled splashback, panel bath, chrome mixer tap and thermostatically controlled shower, part tiled walls, chrome heated towel rail, extractor fan.

#### Bedroom 2

11' 1" x 9' 2" (2.79m x 3.38m)

#### Bedroom 3

6' 5" x 7' 5" (1.96m x 2.26m)

First Floor Landing Storage with gas boiler.

Outside Resident and visitor parking. Private, enclosed brick paviour patio.

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/66d2d4757cb14afcbec7748217ef9381/auction-pack>

TO VIEW OR MAKE A BID Contact Fetherstons or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

### Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and

provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

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