



THE MILL POND

MILL VILLAGE, COMBER



THE MILL POND
LIVE YOUR BEST LIFE


We are proud to have provided generations of families with homes of distinction, designed and built by craftsmen and award winning master builders.

Our family has been building quality homes and creating new communities in Northern Ireland for over 80 years, and our aim is simple: to build great houses, so that you can make them great homes.

We are Dunlop Homes



URBAN LIFE MEETS
COUNTRY LIVING



The Mill Pond, Comber

EXPLORE THE BEST OF THE LOCAL AREA

Comber is the most thriving market town in Northern Ireland, rich in character and heritage, surrounded by the beautiful countryside of County Down.

At the heart of Comber is the Town Square - you'll find high street shops rubbing shoulders with independent stores, plus a bustling cafe culture, with local award winning bistros and food stores serving everything from lattes to

langoustines. Art galleries and craft shops encourage you to come in, browse and take part in regular social events. On the first Thursday of every month, the Comber Farmers Market takes place, bringing locals and visitors together in the simple pursuit of discovering the wonderful foods and flavours our beautiful country has to offer. The people are friendly, filled with pride for their town and happy to share a tale or two about Comber's famous past.



The Poacher's Pocket



Historic Comber



Doghouse Gallery



The Craft Room



Sugarcane Cafe Bistro



Comber Square



Comber Farmers Market



WORK, REST AND PLAY

With Strangford Lough on your doorstep, you can enjoy adventures above and below the water too, with golf, sailing and diving clubs making the most of this picturesque setting. The Comber Greenway is a 7 mile, traffic free section of the National Cycle Network that connects Comber to the centre of Belfast, taking in the glorious views of Scrabo Tower and the River Enler, all the way past Stormont to the famous Harland and Wolff shipyard. It's a great

way to get the whole family together for a bike ride at the weekend, or perhaps you like the idea of leaving the car at home and cycling to work for a change? There's so much to explore.

Within easy commuting distance of Belfast, Newtownards and Bangor, and with a selection of excellent schools and local amenities, Comber offers all the convenience of town living in a semi-rural idyllic setting.

THE IDEAL PLACE TO START YOUR NEXT CHAPTER

The Mill Village is a stunning development of luxury homes on a ten acre town centre site in Comber. By uniting the rich architectural heritage of the original Mill Buildings with stylish contemporary design, we've created a multi - award winning portfolio of stunning original homes, including apartments, townhouses, detached and semi detached homes. With the iconic Mill building at the centre of the development, the Mill Village feels established yet contemporary, with a real sense of history and character. We're proud to have created a truly unique place to live, with a real sense of community and an enviable lifestyle on offer. We are dedicated to delivering exceptional service to our homebuyers, from the initial contact all the way through to ensuring you are completely relaxed in your new home after you move in.

The Mill Pond

For centuries, Comber Mill was known as a Mill Village, with a linen bleach green, corn mills, a flour mill and associated mill ponds at the heart of the town. The Mill Pond at Comber is now the centrepiece to the final phase of this exclusive development of 3 and 4 bedroom homes, and 2 bedroom apartments. These beautiful homes have been designed and built by our award winning team at Dunlop Homes, finished to an exacting standard. The homes at The Mill Pond have been designed with you in mind. Thoughtful interior layouts are designed to flow seamlessly from one room to another, adapting to the demands of family life and changing lifestyles.

We've created homes that are bright and airy, with an open plan feel. Downstairs, the reception hall leads to the living spaces, including the kitchen/living space with stunning French doors leading to the private enclosed garden. The designer-led kitchen is fully fitted and all integrated appliances including oven, hob, extractor fan, fridge freezer and dishwasher are included. There's also a cloakroom with our signature cabinetry in the hall for those boots, coats and other seasonal essentials. Upstairs you'll find three or four bedrooms, the Master Suite has an en suite shower room. There's also a family bathroom, making life a little easier in the mornings. And of course, life at The Mill Village comes with exclusive access to our stunning private swimming pool, sauna and gym set within the original Mill building.





ANDREWS HOUSE

No. 32 | 3 or 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1450 Sq Ft



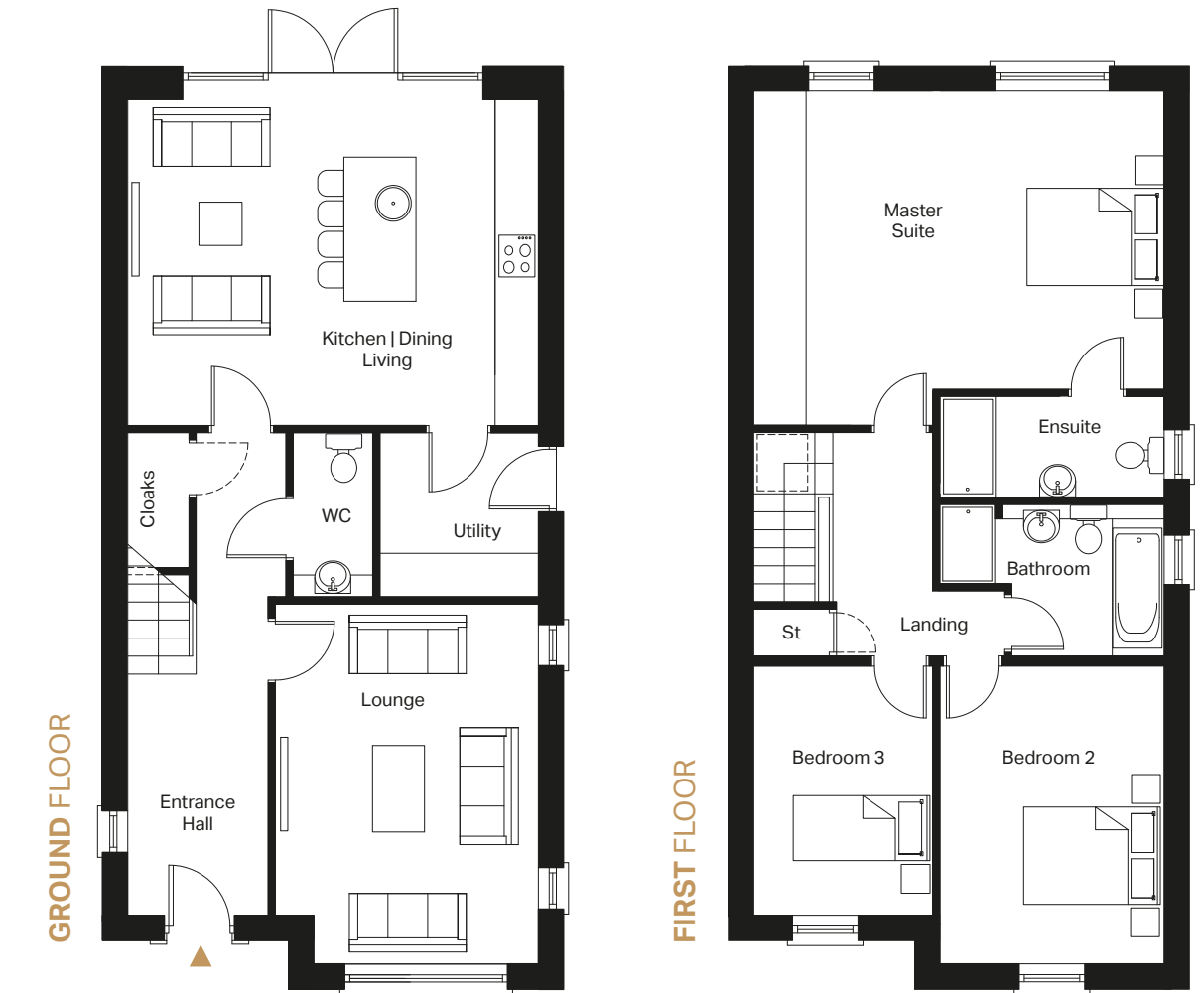
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC & cloaks		
Lounge max	16'4" x 12'0"	5.00 x 3.65
Kitchen Dining Living	18'8" x 14'9"	5.70 x 4.52
Utility	7'5" x 7'3"	2.27 x 2.20

FIRST FLOOR	Ft/Inch	Metres
Master Suite max	18'4" x 15'3"	5.59 x 4.64
Ensuite	10'2" x 4'7"	3.11 x 1.40
Bedroom 2	13'6" x 10'2"	4.13 x 3.11
Bedroom 3	11'3" x 8'1"	3.45 x 2.48
Bathroom max	10'2" x 6'11"	3.11 x 2.10

Site layout colour code

4 Bedroom layout available - see Phase 1 brochure

CGI shown for illustration purposes only. Floor plans are not to scale.





LINEN HOUSE

Nos. 26 | 40

3 or 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1560 Sq Ft



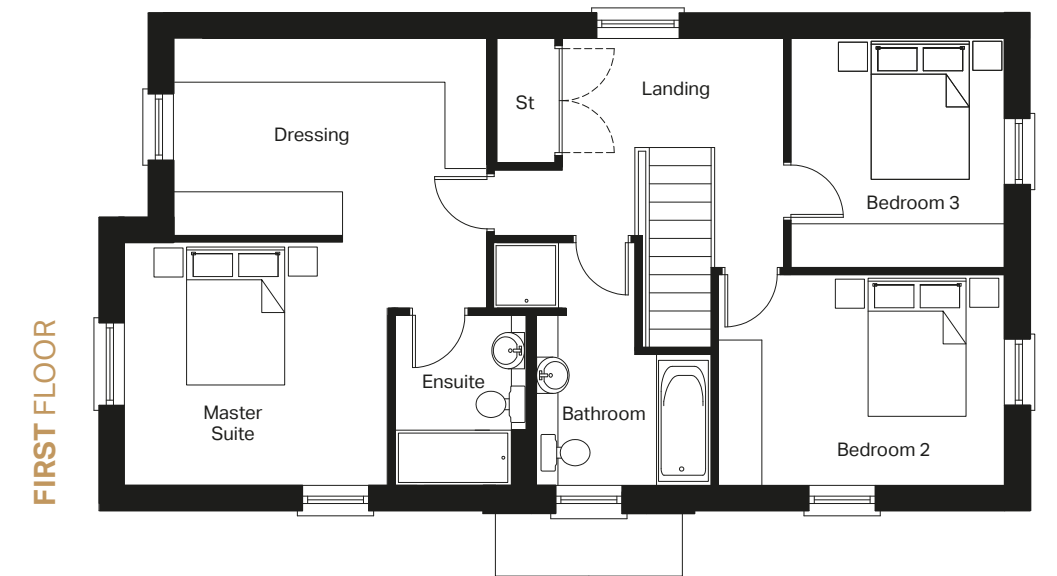
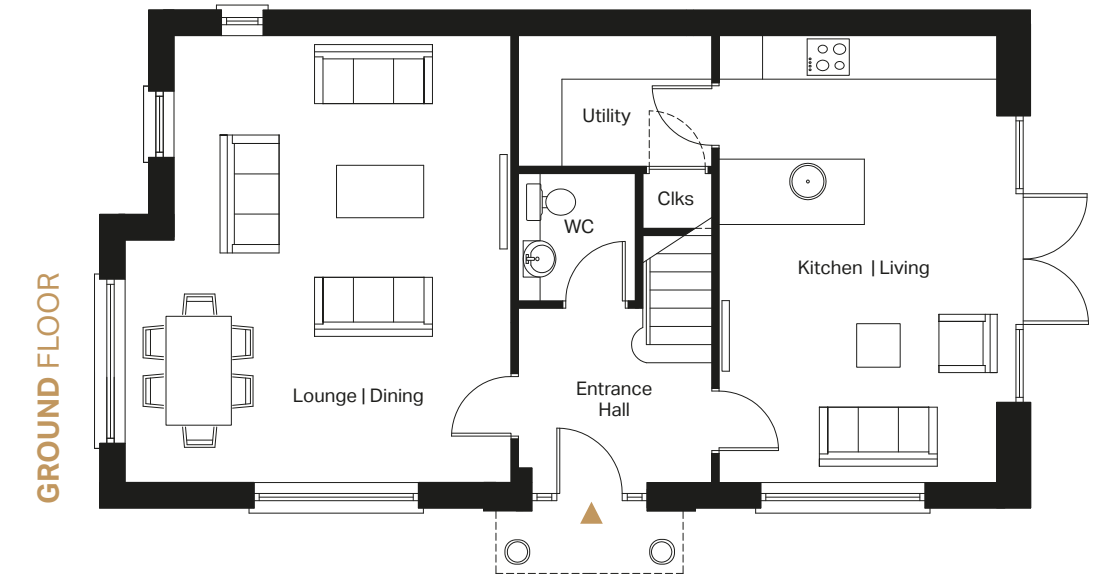
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC & cloaks		
Lounge Dining max	20'2" x 17'5"	6.15 x 5.31
Kitchen Living	20'2" x 12'6"	6.15 x 3.82
Utility	8'8" x 5'11"	2.65 x 1.80

FIRST FLOOR	Ft/Inch	Metres
Master Suite	13'2" x 10'11"	4.02 x 3.34
Dressing max	14'2" x 8'10"	4.30 x 2.70
Ensuite	7'8" x 5'11"	2.34 x 1.80
Bedroom 2	12'10" x 9'6"	3.93 x 2.90
Bedroom 3	10'4" x 9'7"	3.15 x 2.93
Bathroom max	11'0" x 9'8"	3.34 x 2.95

 Site layout colour code

4 Bedroom layout available - see Phase 1 brochure

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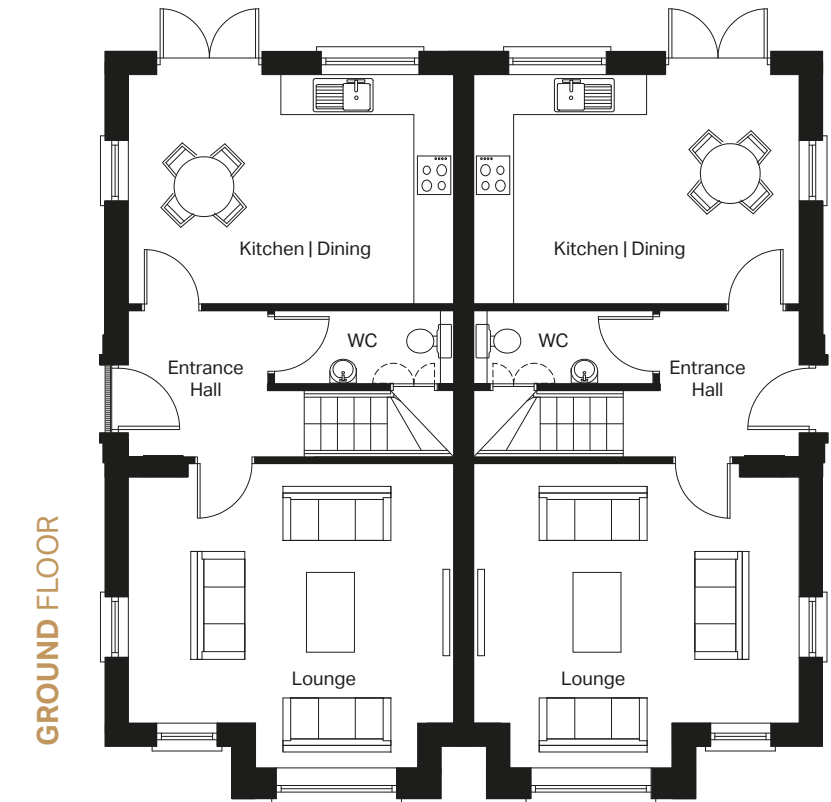




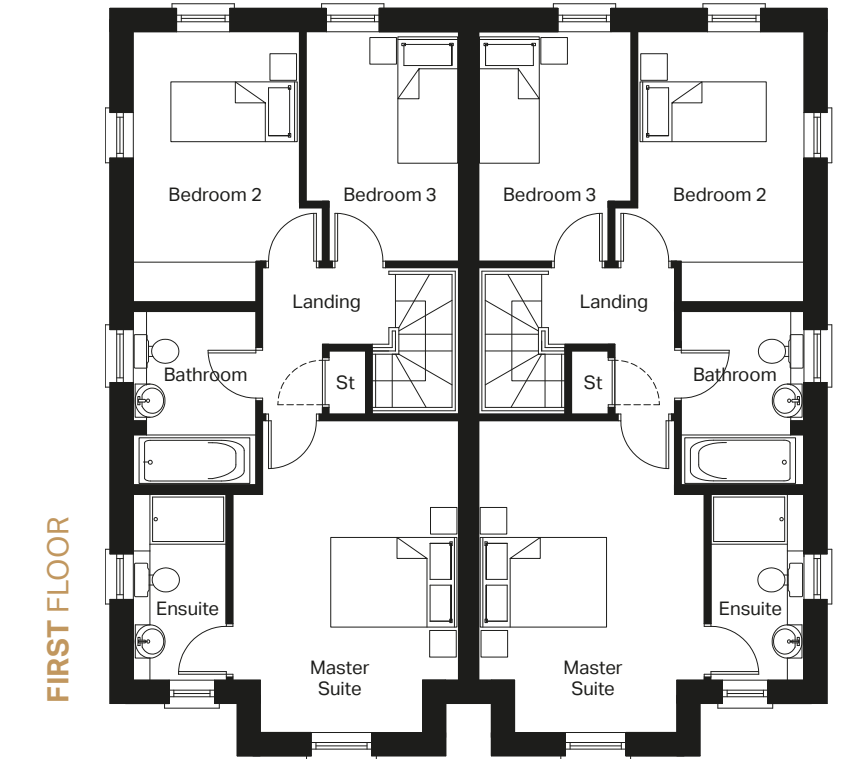
FERGUSON HOUSE

Nos. 49|50

3 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1065 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge max	16'0" x 15'0"	4.89 x 4.57
Kitchen Dining	16'0" x 11'3"	4.89 x 3.45



FIRST FLOOR	Ft/Inch	Metres
Master Suite	15'5" x 11'1"	4.69 x 3.39
Ensuite	9'2" x 4'7"	2.79 x 1.40
Bedroom 2 max	13'4" x 8'2"	4.06 x 2.50
Bedroom 3	11'4" x 7'6"	3.45 x 2.29
Bathroom	8'6" x 6'0"	2.60 x 1.84



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ALEXANDER HOUSE

No. 31

3 Bedroom Detached Family Home
TOTAL FLOOR AREA: 1200 Sq Ft

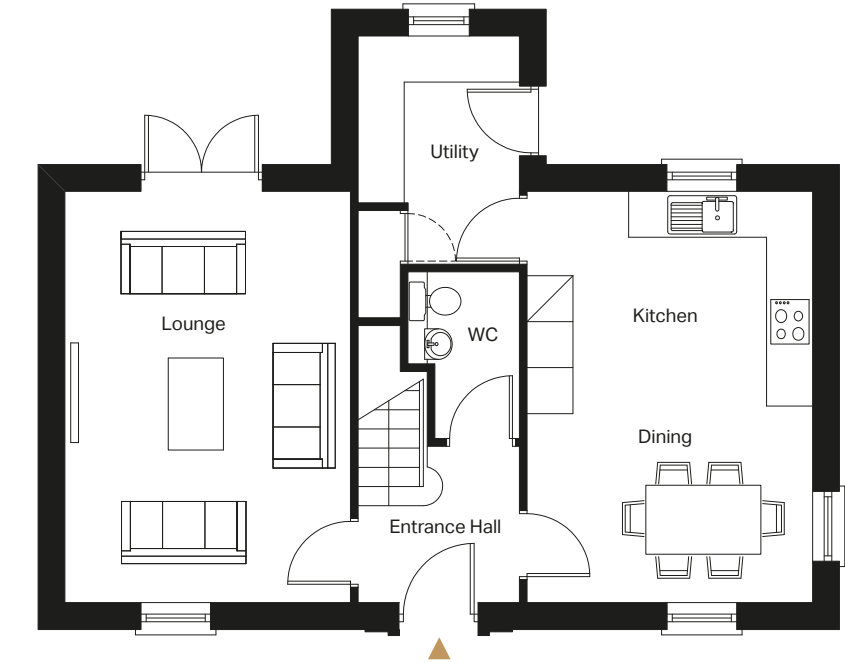
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge	17'7" x 12'2"	5.36 x 3.72
Kitchen Dining	17'7" x 12'2"	5.36 x 3.72
Utility	9'9" x 6'11"	2.97 x 2.10

FIRST FLOOR	Ft/Inch	Metres
Master Suite	12'8" x 12'2"	3.86 x 3.72
Ensuite	9'3" x 4'7"	2.82 x 1.40
Bedroom 2	12'10"x 8'9"	3.92 x 2.68
Bedroom 3	12'10"x 8'5"	3.92 x 2.58
Bathroom	6'11" x 6'4"	2.10 x 1.92

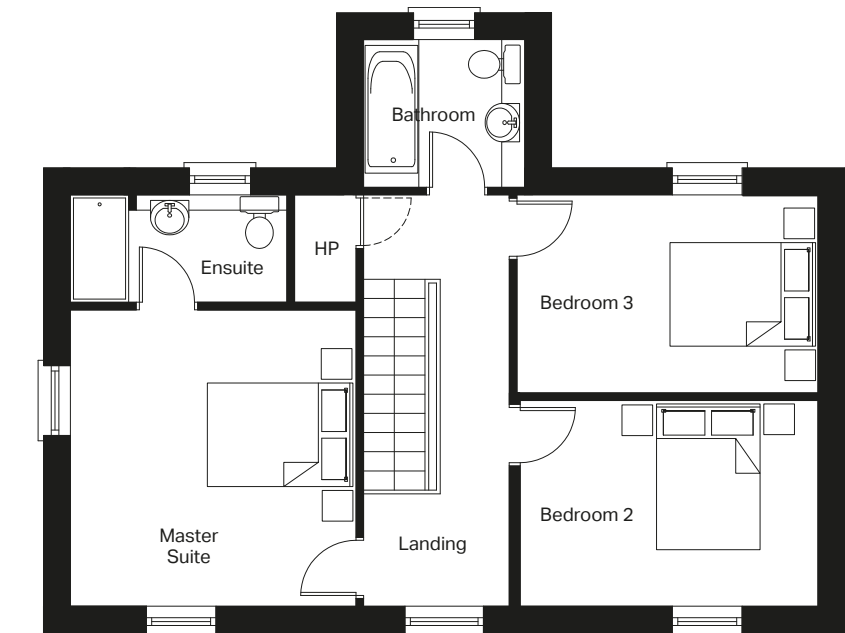
Site layout
colour code

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GROUND FLOOR



FIRST FLOOR

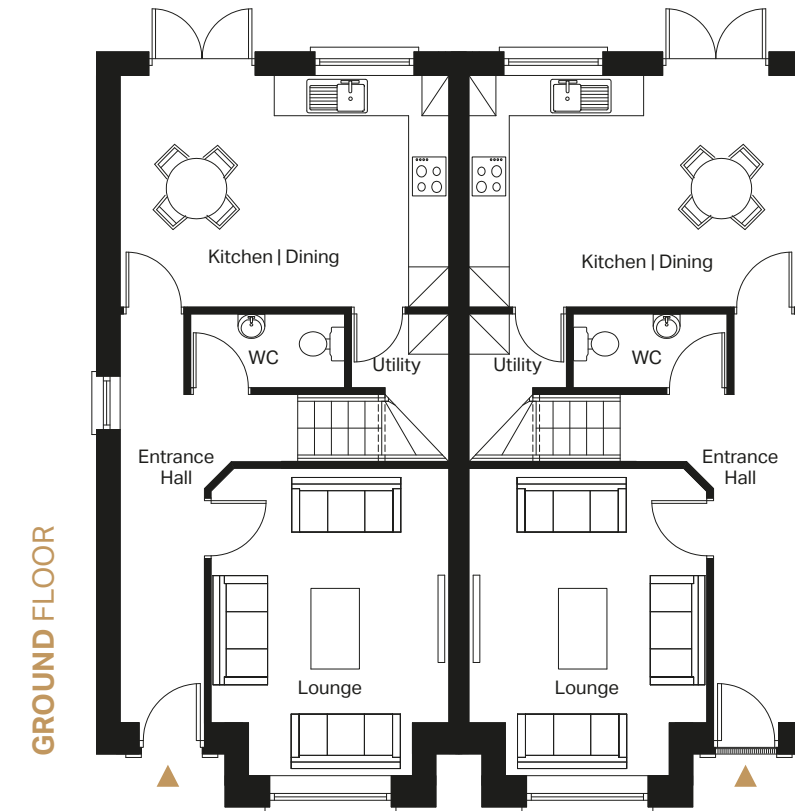




STEWART HOUSE

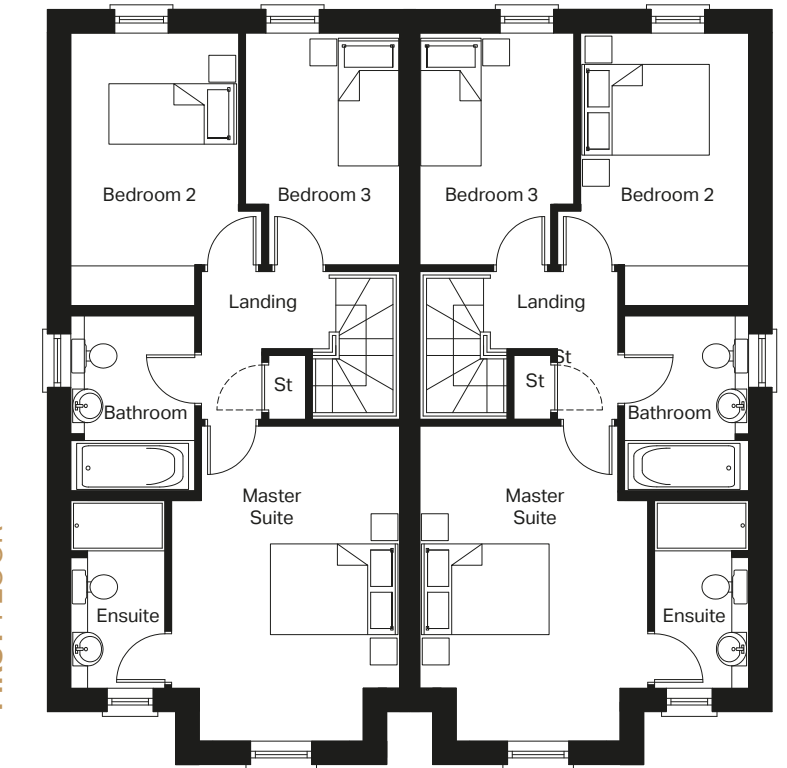
Nos. 35|36|37|38

3 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1065 Sq Ft



GROUND FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge max	15'0" x 11'7"	4.57 x 3.54
Kitchen Dining	16'0" x 11'4"	4.89 x 3.45
Utility max	7'3" x 4'9"	2.20 x 1.45



FIRST FLOOR

FIRST FLOOR	Ft/Inch	Metres
Master Suite max	15'5" x 11'1"	4.69 x 3.39
Ensuite	9'2" x 4'7"	2.79 x 1.40
Bedroom 2 max	13'4" x 8'2"	4.06 x 2.50
Bedroom 3 max	11'4" x 7'6"	3.45 x 2.29
Bathroom	8'6" x 6'0"	2.60 x 1.84



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MONTGOMERY HOUSE

Nos. 29|30|33|34|39

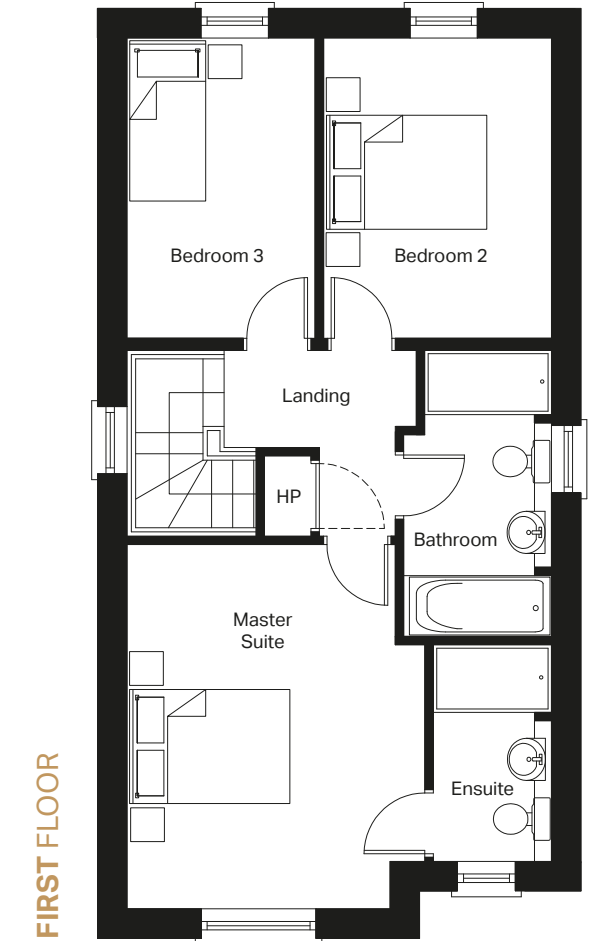
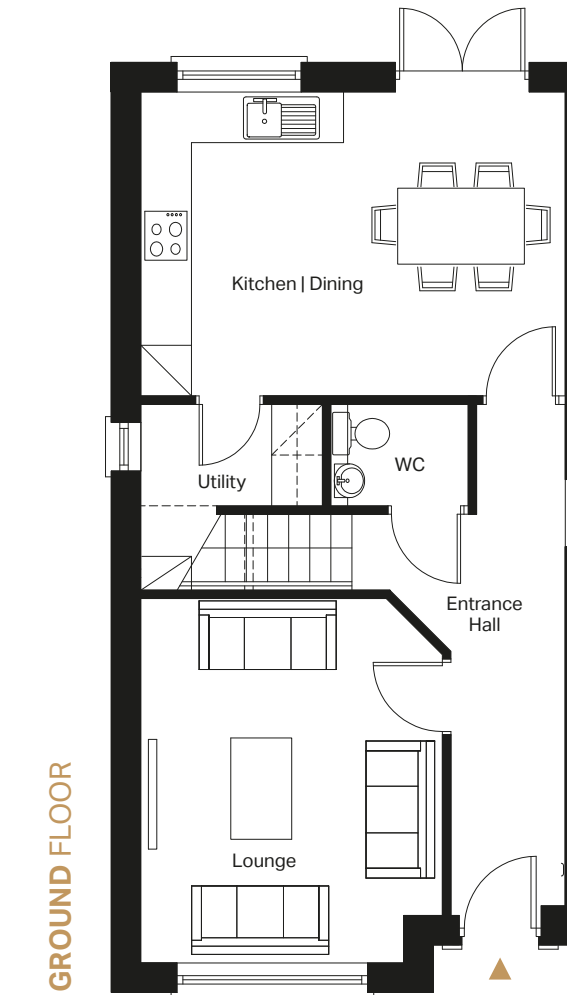
3 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1100 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge max	14'2" x 11'8"	4.31 x 3.57
Kitchen Dining	16'5" x 11'10"	5.00 x 3.60
Utility max	7'3" x 7'0"	2.20 x 2.15

FIRST FLOOR	Ft/Inch	Metres
Master Suite max	14'2" x 11'6"	4.31 x 3.52
Ensuite	8'5" x 4'7"	2.56 x 1.40
Bedroom 2 max	11'8" x 8'10"	3.55 x 2.70
Bedroom 3 max	11'8" x 7'3"	3.55 x 2.22
Bathroom max	11'1" x 5'9"	3.38 x 1.75

Site layout colour code



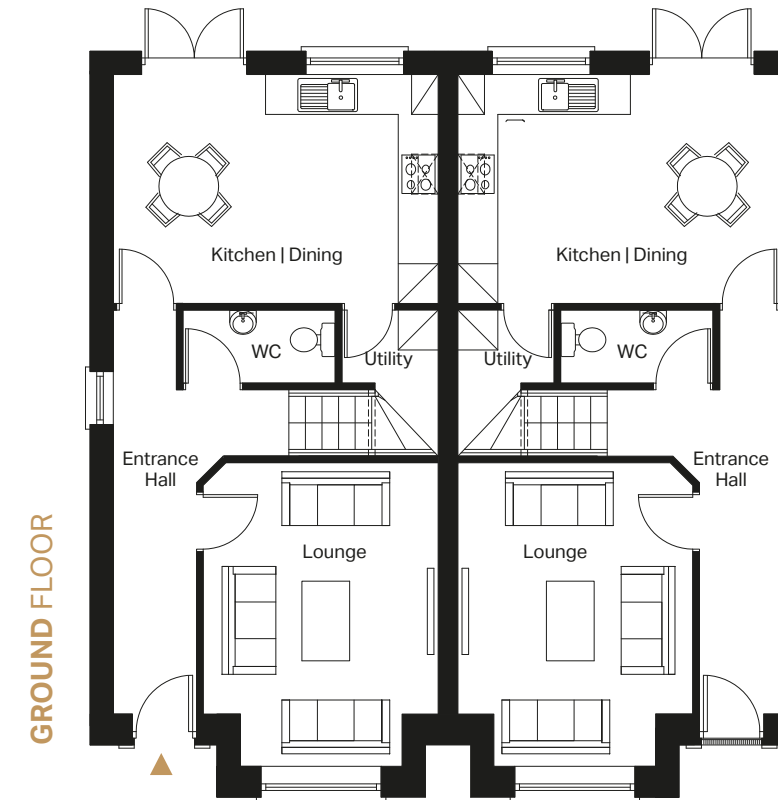
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GILLESPIE HOUSE

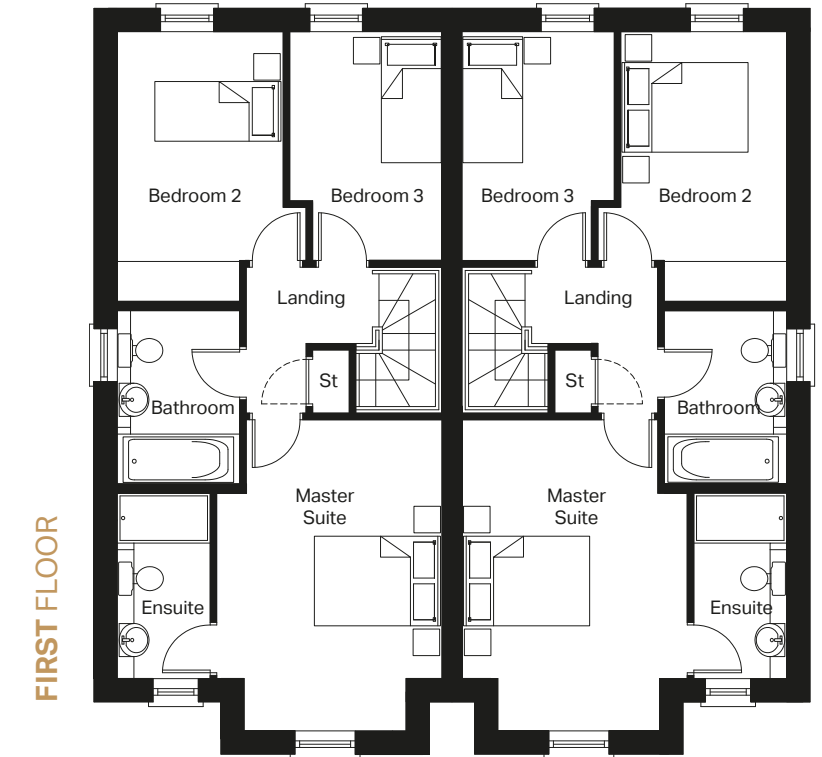
Nos. 27|28

3 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1065 Sq Ft



GROUND FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall, separate WC		
Lounge max	15'0" x 11'7"	4.57 x 3.54
Kitchen Dining	16'0" x 11'4"	4.89 x 3.45
Utility max	7'3" x 4'9"	2.20 x 1.45



FIRST FLOOR

FIRST FLOOR	Ft/Inch	Metres
Master Suite max	15'5" x 11'1"	4.69 x 3.39
Ensuite	9'2" x 4'7"	2.79 x 1.40
Bedroom 2 max	13'4" x 8'2"	4.06 x 2.50
Bedroom 3 max	11'4" x 7'6"	3.45 x 2.29
Bathroom	8'6" x 6'0"	2.60 x 1.84



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THOMAS HOUSE

Nos. 41|42|45|46

2 Bedroom Ground Floor Apartment | TOTAL FLOOR AREA: 790 Sq Ft

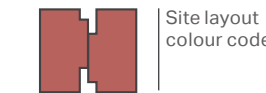


APARTMENTS 42 | 46

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall		
Kitchen Dining Living	17'8" x 17'4"	5.40 x 5.29
Master Suite	11'8" x 11'6"	3.55 x 3.50
Ensuite	7'10" x 4'9"	2.40 x 1.45
Bedroom 2	12'0" x 10'6"	3.65 x 3.20
Bathroom max	10'6" x 5'9"	3.20 x 1.75

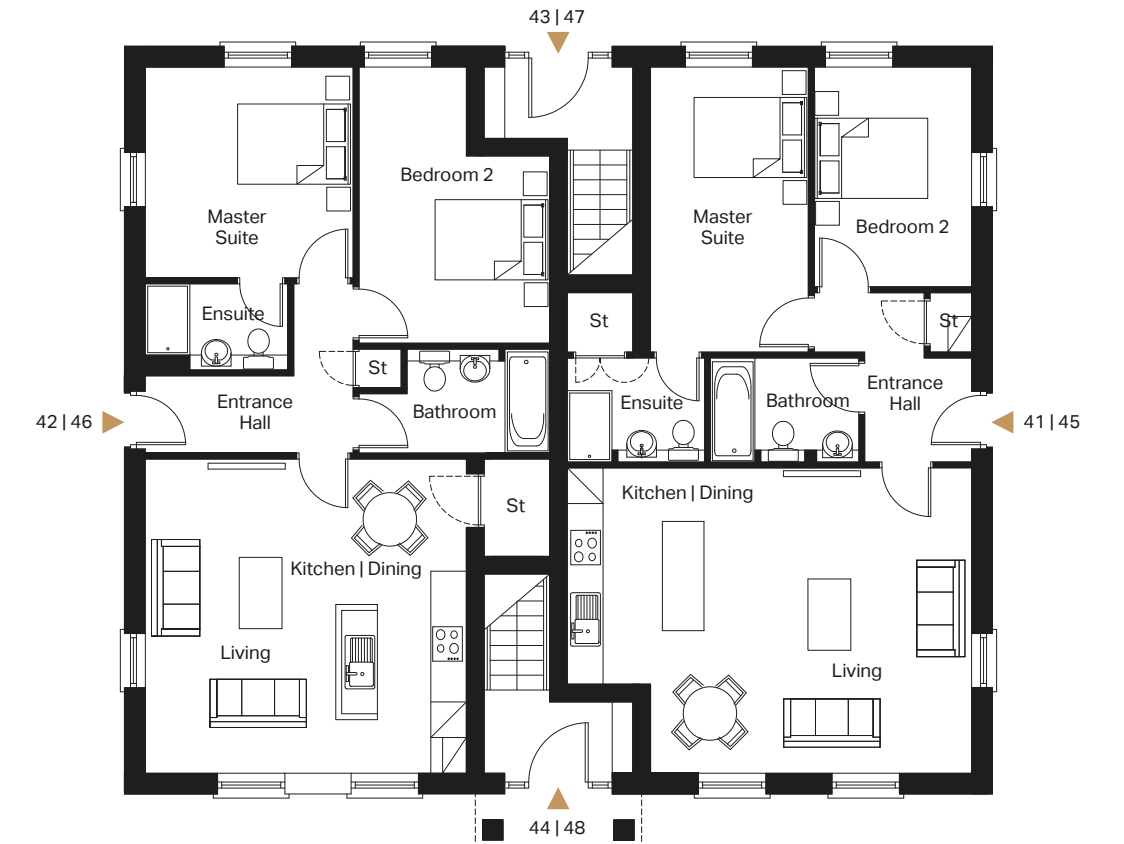
APARTMENTS 41 | 45

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall		
Kitchen Dine Living max	22'4" x 16'9"	6.80 x 5.10
Master Suite	15'9" x 8'8"	4.80 x 2.65
Ensuite	7'7" x 5'9"	2.30 x 1.75
Bedroom 2	12'2" x 8'8"	3.70 x 2.65
Bathroom	8'3" x 5'9"	2.50 x 1.75



Site layout colour code

GROUND FLOOR APARTMENTS



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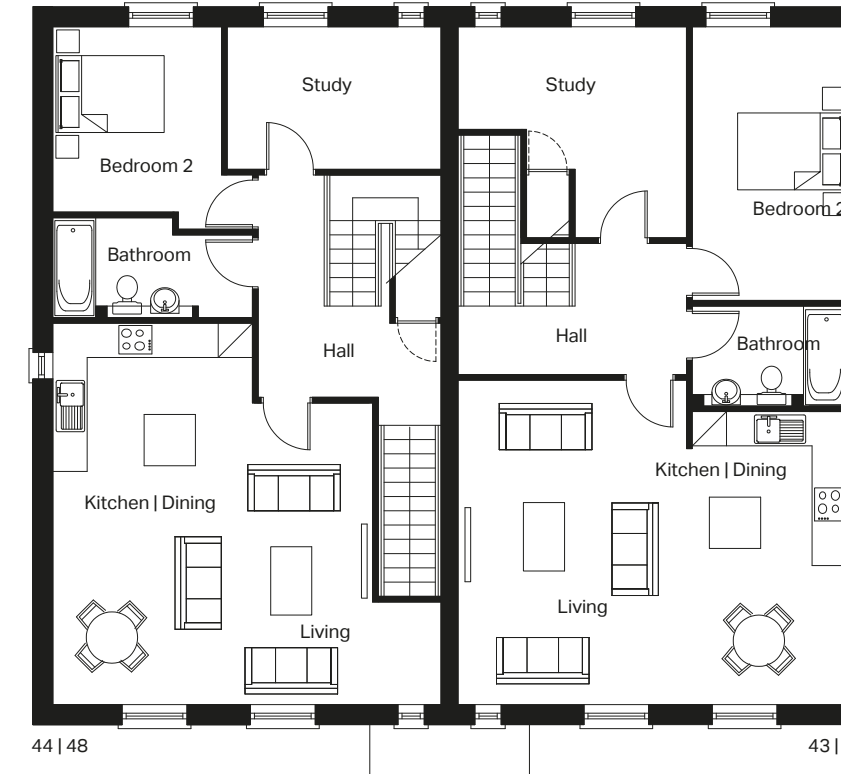
THOMAS HOUSE

Nos. 43|44|47|48

3 Bedroom Duplex Apartment | TOTAL FLOOR AREA: 1485 Sq Ft - plus store



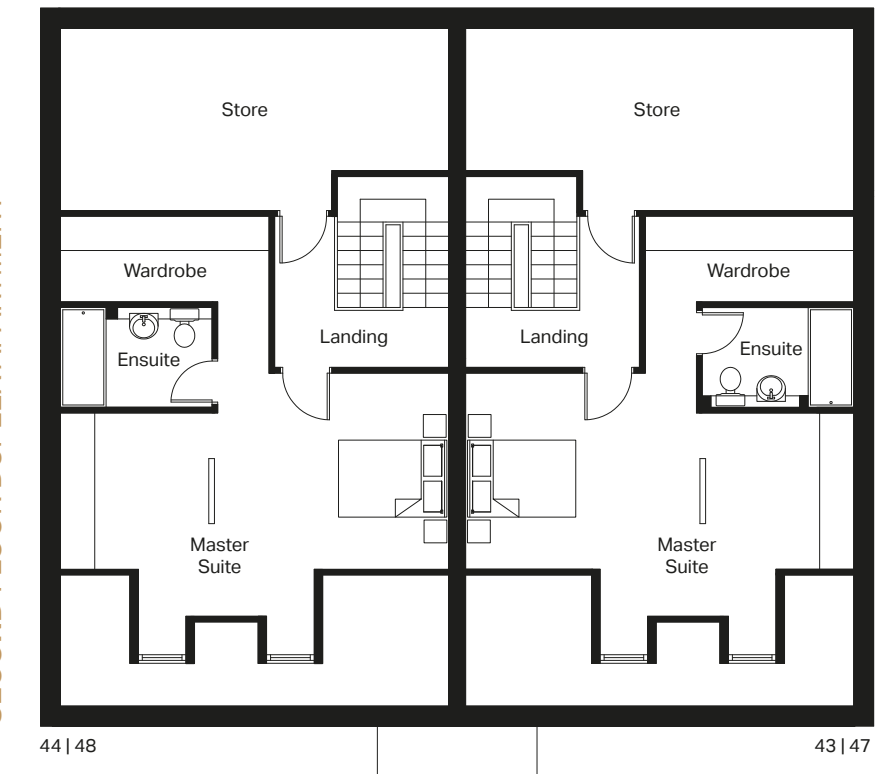
FIRST FLOOR DUPLEX APARTMENT



FIRST FLOOR 44 48		Ft/Inch	Metres
Entrance Hall			
Kitchen Dining Living max	22'4" x 22'0"	6.80 x 6.70	
Study	12'3" x 8'2"	3.75 x 2.50	
Bedroom 2	11'8" x 11'6"	3.55 x 3.50	
Bathroom max	11'6" x 5'9"	3.50 x 1.75	

FIRST FLOOR 43 47		Ft/Inch	Metres
Entrance Hall			
Kitchen Dining Living max	22'4" x 18'8"	6.80 x 5.70	
Study max	13'1" x 12'2"	4.00 x 3.70	
Bedroom 2	15'9" x 8'10"	4.80 x 2.70	
Bathroom	8'10" x 5'9"	2.70 x 1.75	

SECOND FLOOR DUPLEX APARTMENT



SECOND FLOOR 44 48		Ft/Inch	Metres
Master Suite max	22'4" x 11'2"	6.80 x 3.40	
Ensuite	8'8" x 5'9"	2.65 x 1.75	
Wardrobe	12'0" x 4'11"	3.65 x 1.50	
Store max	22'4" x 10'6"	6.80 x 3.20	

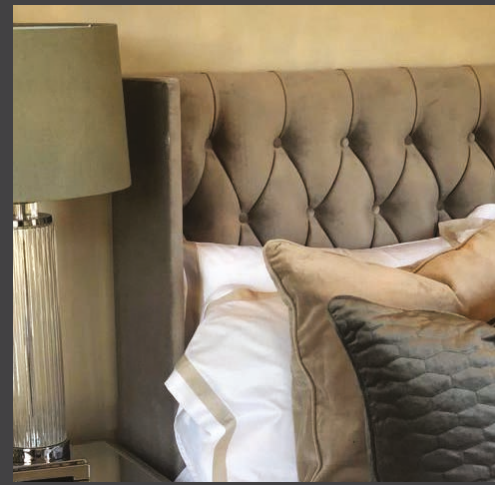
SECOND FLOOR 43 47		Ft/Inch	Metres
Master Suite max	22'4" x 11'2"	6.80 x 3.40	
Ensuite	8'8" x 5'9"	2.65 x 1.75	
Wardrobe	12'0" x 4'11"	3.65 x 1.50	
Store max	22'4" x 10'6"	6.80 x 3.20	



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PHOTOS ARE FROM OUR BEAUTIFUL
SHOW HOME AT MILL POND



QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

KITCHEN & UTILITY

- High quality units with a choice of door, granite or stone worktops and handles
- Integrated appliances to include hob, electric oven, extractor fan, fridge/freezer and dishwasher
- Washing machine and tumble drier are included, some house types may have a combined washer/drier
- Concealed under unit lighting in kitchen

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Separate shower in bathroom (where applicable) or shower over bath
- Mirror with LED lights
- Chrome towel radiators
- Vanity unit to bathroom and ensuite

CARPET AND TILING

- Carpet to lounge, stairs, landing and all bedrooms
- Floor tiling to hall, kitchen, utility, cloakroom, bathroom and en-suite
- Wall tiling to shower enclosures, around the bath and splash backs to all wash hand basins

HEATING

- Gas fired central heating
- Energy efficient boiler fitted which provides hot water on demand
- Thermostatically controlled radiators fitted throughout

INTERNAL FEATURES

- Walls, ceilings, doors and woodwork painted throughout
- Generous electrical specification to include power points, TV points and phone points
- Houses wired for security alarm and entertainment packages
- French doors leading to patio area
- Down lights to kitchen, WC, bathroom and en-suite

EXTERNAL FEATURES

- Extensive landscaping throughout the development
- Asphalt driveway
- Patio areas flagged in granite
- Hedging and painted railings to selected sites
- Lawns laid in turf to rear and front gardens where applicable
- External water tap
- High quality painted hardwood front door
- Natural slate roof
- Houses finished with either brick or render walls

LEISURE FACILITIES

- All property owners in Comber Mill benefit from exclusive access to swimming pool, gym and walks around the Mill Pond

WARRANTY

All homes come with 10 year NHBC Home Warranty

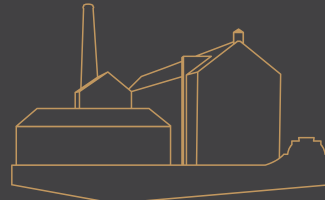
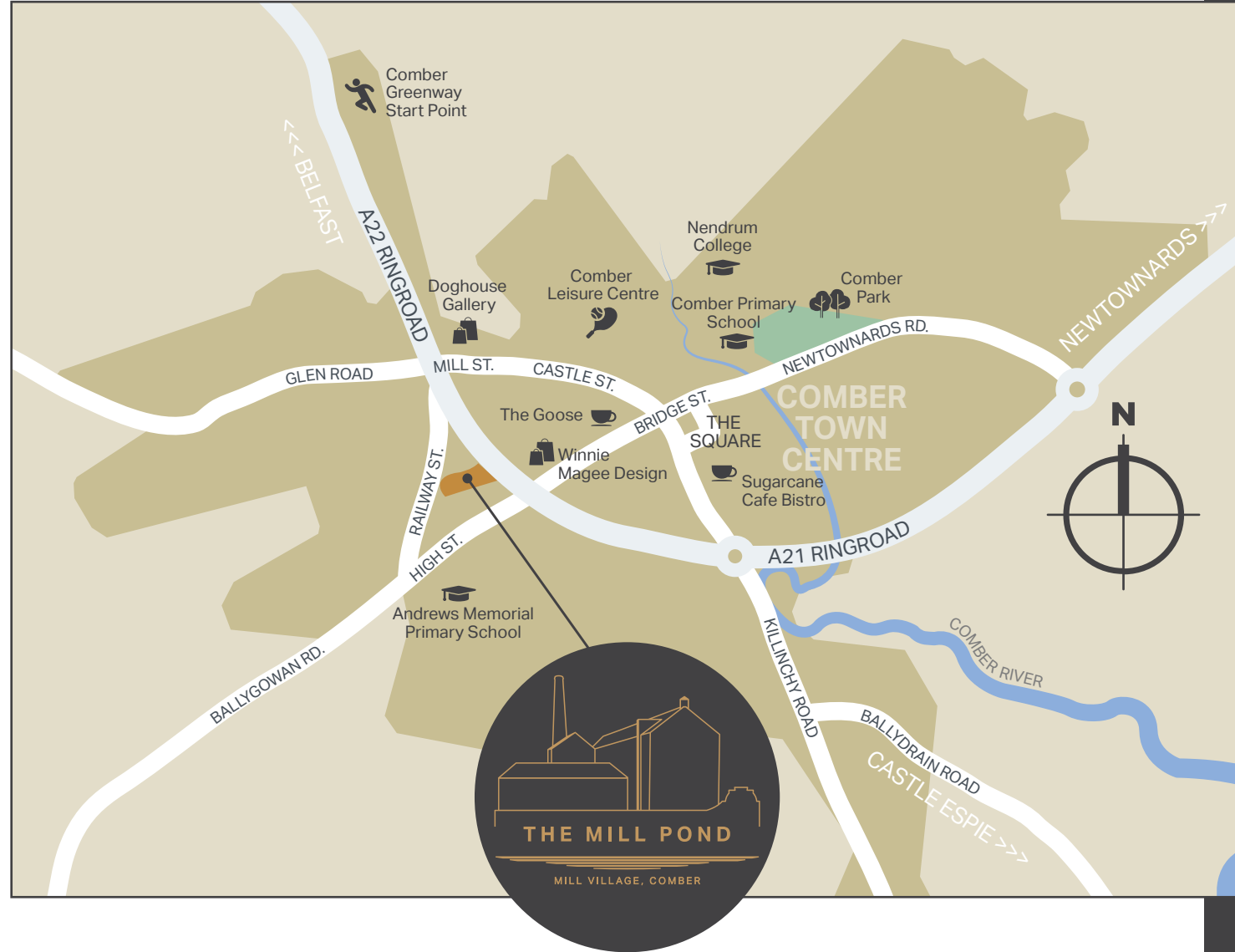


FOR REFINED
TASTES



MAKING CONNECTIONS

LOCATION MAP - NOT TO SCALE



- COMBER TOWN ● 5 mins (pedestrian icon)
- BELFAST ● 2 mins (car icon)
- NEWTOWNARDS ● 10 mins (car icon)
- BANGOR ● 20 mins (car icon)
- DUNDONALD ● 8 mins (car icon)
- SAILING CLUB ● 14 mins (car icon)
- CASTLE ESPIE ● 6 mins (car icon)

- ANDREWS HOUSE**
4 Bedroom Detached | 1450 Sq Ft
- MILLER HOUSE**
4 Bedroom Semi-Detached | 1270 Sq Ft
- LINEN HOUSE**
4 Bedroom Detached | 1500 Sq Ft
- THOMAS HOUSE**
2 Bedroom Apartment | 790 Sq Ft
3 Bedroom Duplex | 1485 Sq Ft
- FERGUSON HOUSE**
3 Bedroom Semi-Detached | 1065 Sq Ft
- ALEXANDER HOUSE**
3 Bedroom Detached | 1200 Sq Ft
- STEWART HOUSE**
3 Bedroom Semi-Detached | 1065 Sq Ft
- MONTGOMERY HOUSE**
3 Bedroom Detached | 1100 Sq Ft
- GILLESPIE HOUSE**
3 Bedroom Semi-Detached | 1065 Sq Ft



MAKING NEW CONNECTIONS

SITE LAYOUT - NOT TO SCALE





DUNLOP HOMES

www.dunlophomes.com

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

B L O C K

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