



OFFERS AROUND

**£299,000**

6 The Knowes  
Newtownards  
BT23 7TE



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management

# Deceptively spacious family home in Conlig.

Four bedroom detached home with a good sized garage in the corner of a quiet cul-de-sac in Conlig.

Step inside to discover two bright receptions, one with a cosy wood burning stove and one currently used as a fifth bedroom, and a spacious kitchen with a charming dining area, perfect for entertaining family and friends.

Upstairs there are four inviting bedrooms, including a master ensuite, providing ample space for the whole family to unwind.

Outside, delight in the enclosed rear garden adorned with lush greenery and planted trees, offering a peaceful retreat for relaxation or al fresco dining.

Ideal for creating lasting memories, this property promises the

epitome of comfortable family living. Enquire today to uncover more about this superb family home and seize the opportunity to make it your own haven of happiness.



# PROPERTY FEATURES



- Beautifully Presented Detached Property
- Four Good Sized Bedrooms And Two Receptions. One Reception Currently Used As A Fifth Bedroom.
- Contemporary Kitchen With Range Of Integrated Appliances
- Bright Living Room With Log Burning Stove And Easy Access To Garden
- Modern Family Bathroom With An Integrated Light Up Mirror
- Garage And Off Road Parking With Space For Multiple Vehicles
- Fully Enclosed Rear Garden With Raised Decking And Stone Paving.
- Oil Fired Central Heating And uPVC Double Glazed
- Close To Newtownards Town Centre And Bangor City Centre.
- Easy Access For Commuting To Belfast And Further Afield









## THIS PROPERTY COMPRISES

### Hallway

19'4" x 5'11"

uPVC front door, wooden floor.

### Toilet

7'1" x 3'3"

Pedestal wash hand basin with chrome taps, low flush WC, wooden floor.

### Living Room

16'8" x 11'8"

Spacious living room featuring wood burning stove, carpeted floor, recessed spotlights, sliding uPVC glass doors leading into rear garden,

### Kitchen/Dining Room

20'7" x 12'4"

Modern kitchen with excellent range of high and low level units including display cabinet, laminate work surfaces, integrated electric Oven & Hob, integrated stainless steel extractor above, integrated dishwasher, plumbed for American style fridge freezer, tiled flooring, partly tiled walls, recessed spotlights, uPVC door leading to rear garden.

### Bedroom 5

11'8" x 9'2"

Wooden floor, front view aspect.

### First Floor Landing

12'5" x 6'3"

### Bedroom 1

12'6" x 11'4"

Wood laminate flooring, rear view aspect.

### En-suite

7'6" x 3'9"

White suite comprising of pedestal wash hand basin with chrome mixer tap, free standing thermostatic shower with glass sliding doors, low flush WC, tiled walls and floor, extractor fan.

### Bedroom 2

11'9" x 11'5"

Wood laminate floor, front view aspect.

### Bedroom 3

10'5" x 9'11"

Wood laminate floor, rear view aspect.

### Bedroom 4

9'2" x 6'8"

Wooden floor, side view aspect.

### Storage

2'11" x 2'4"

### Bathroom

8'4" x 6'8"

Modern white suite with vanity unit with chrome mixer tap, light up mirror, heated towel rack, panelled bath with shower attachment, low flush WC,

partially tiled wall, tiled floor, extractor fan.

### Outside Front

Tarmac driveway, boundary planting, outside light, access gate to rear garden.

### Garage

15'4" x 15'1"

Roller door, power and light. Oil Fired Boiler

### Outside Rear

Fully enclosed garden laid in lawn with decked area, stoned paving, boundary fencing, outside water tap.

### Directions

Travelling along the Bangor Road, Conlig from the Bangor direction, take the 2nd Right into The Knowes

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold.

Current Rates - Understood to be approximately £1,507.61

# FLOOR PLANS

6 The Knowes, Newtownards



Ground Floor

6 The Knowes, Newtownards



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		62	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

T. 028 9147 9393  
T. 028 9140 4100

info@pinkertonsni.com

# PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.