

## 57 MAIN STREET

Conlig Newtownards  
BT23 7PT

- 2 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Beech Kitchen
- White Bathroom Suite
- Large Rear Garden
- Immediate Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	61
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £95,000**

# 57 Main Street

Conlig, Newtownards, BT23 7PT



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

13'1" x 10'3" (3.99m x 3.12m)  
Laminated wood floor.

## DINING ROOM

13'5" x 8'3" (4.09m x 2.51m)  
Laminated wood floor. 6 Downlights. 8 Pane glazed door into ...

## KITCHEN

11'7" x 7'7" (3.53m x 2.31m)  
Range of Beech high and low

level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and oven under. Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine machine. 6 Downlights.

## STAIRS TO LANDING

built-in hotpress with insulated copper cylinder and immersion heater.

## BEDROOM 1

13'5" x 10'0" (4.09m x 3.05m)

## BEDROOM 2

11'6" x 6'6" (3.51m x 1.98m)

## BATHROOM

White suite comprising: Panelled bath with Triton Amber III electric shower unit. Pedestal wash hand basin. W.C. Part tiled walls.

## REAR PORCH

Built-in storage cupboard. Boiler house.

## OUTSIDE

## FRONT

Garden.

## REAR



## Directions



# Floor Plan

57 Main Street, Conlig, NEWTOWNARDS, BT23 7PT



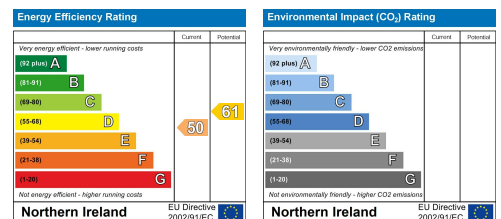
Ground Floor

First Floor

Total Area: 63.6 m<sup>2</sup> ... 684 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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