

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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 **BATHROOM**

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)

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



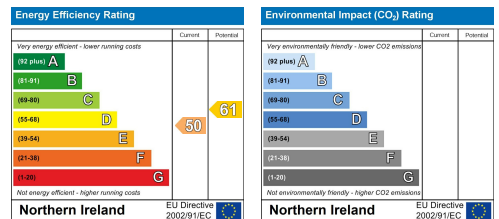
Ground Floor

First Floor

Total Area: 63.6 m² ... 684 ft²

All measurements are approximate and for display purposes only

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