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An attractive detached family home set in a private cul de sac location in Conlig  
Flexible accommodation with optional fourth bedroom and shower room on ground floor  
Prime location in a popular development, convenient to local amenities and with easy access to both Newtownards and Bangor  
Four reception rooms including a spacious lounge, a family room, a conservatory and a dining room off the kitchen  
Modern fitted kitchen with built in appliances open plan to the dining room with high ceiling and French doors to the rear garden  
Four well proportioned bedrooms including one on the ground floor  
Deluxe bathroom with a modern white suite  
Private and enclosed rear garden with a paved and decked area  
Double glazed throughout and gas fired heating (recently installed boiler)  
Integral garage, tarmac driveway plus additional parking areas  
Inset solar roof panels providing domestic hot water



## A Family Favourite!

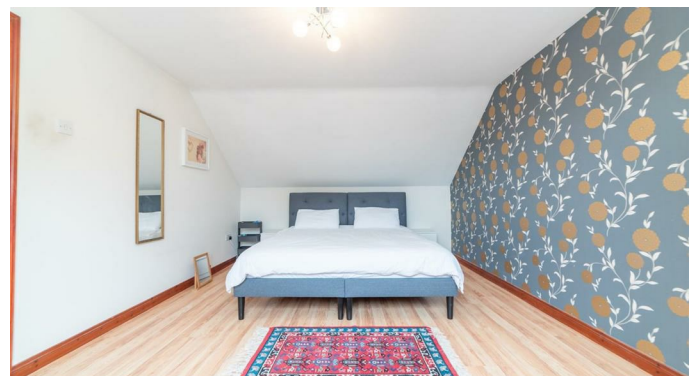
Presenting a charming detached family home located at 31 Forest Hill, Conlig. This delightful property offers a versatile living space with four reception rooms, four bedrooms, and two bathrooms, perfect for a growing family.

Built in 1995, this house boasts a prime location in a private cul de sac within a popular development, providing easy access to local amenities in both Newtownards and Bangor. The property features a spacious lounge, a family room, a conservatory, and a dining room off the modern fitted kitchen, creating a warm and inviting atmosphere for entertaining guests or relaxing with family.

With the option of a fourth bedroom and shower room on the ground floor, this home offers flexibility to suit your needs. The well-proportioned bedrooms, including one on the ground floor, ensure comfort and privacy for all family members. The deluxe bathroom with a modern white suite adds a touch of luxury to everyday living.

Step outside to discover a private and enclosed rear garden with a paved and decked area, perfect for enjoying outdoor activities or simply unwinding in the fresh air. The property also features double glazing throughout, gas-fired heating with a recently installed boiler, an integral garage, tarmac driveway, and additional parking areas for your convenience.

Moreover, the inset solar roof panels provide domestic hot water, offering an eco-friendly and cost-effective solution for your energy needs. Don't miss out on the opportunity to make this beautiful house your new home in Conlig.



**Asking Price £295,000**



Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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ESTATE AGENTS