

67 Main Street, Conlig, County Down, BT23 7PT  
Asking Price: £290,000

 Reeds Rains

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67 Main Street, Conlig, Newtownards, County Down, BT23

Asking Price: £290,000 To be advised

Viewing by Appointment

## DESCRIPTION

Nestled in the village of Conlig, this five-bedroom detached property offers a fantastic opportunity for those looking to create their dream.

The house enjoys a prime location close to local amenities, with convenient access to local public transport links and is located close to the nearby towns of Newtownards and Bangor.

Set on a generous mature site, this home is full of potential and provides a peaceful retreat while still being conveniently situated.

While the property would benefit from some updating, it offers a solid foundation with generous living spaces, making it an ideal choice for families or those seeking extra room to grow.

Key Features:

Five Bedrooms – Offering ample space for family living, guests, or home office space.

Two Reception Rooms – A spacious living room, along with a separate dining area, provides versatile space for both entertaining and relaxation.

Double Garage – A valuable addition for secure parking, extra storage, or even a workshop space for those with hobbies or projects.

Large Mature Site – Surrounded by established gardens, the outdoor space offers privacy and a charming setting, ideal for entertaining, BBQs, or simply unwinding on a summers evening.

Excellent Location – Situated in a convenient area, this home is just a short distance from local shops and transport links, with easy access to Newtownards and Bangor.

This property presents a wonderful opportunity to create a stylish and comfortable home in a sought-after location.

Contact us today to arrange a viewing and explore its full potential!

## GROUND FLOOR

### Entrance Hall

PVC front door.

### WC

White suite comprising low flush WC, pedestal wash hand basin with mixer tap. Tiled floor and tiled walls

### Living Room

17'1" x 12'2" (5.2m x 3.7m)

Open fire with marble surround and hearth. Opens to:

### Dining Room

12'5" x 10'6" (3.78m x 3.2m)

French doors to rear.

### Kitchen

21'2" x 14'2" (Max) (6.45m x 4.32m (Max))

Fitted kitchen with an excellent range of high and low level units and laminate work tops. One and a half bowl single drainer sink unit with mixer tap. Integrated double oven and 4 ring hob with stainless steel extractor fan. PVC glazed door to rear.

### Landing

Hot press.

### Bedroom 1

17'10" x 9'4" (5.44m x 2.84m)

### Bedroom 2

13'6" x 10'6" (4.11m x 3.2m)

Built in slide robes.

### Bedroom 3

10'2" x 7'10" (3.1m x 2.4m)

Built in wardrobe

### Bedroom 4

17'2" x 6'6" (5.23m x 1.98m)

Velux window, eaves storage, laminate floor

### Bedroom 5 / Study

7'1" x 7'5" (2.16m x 2.26m)

### Bathroom

10 x 6'7" (Max) (10 x 2m (Max))

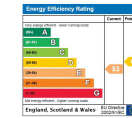
Cream suite comprising low flush WC, vanity wash hand basin and panelled bath with mixer tap and thermostatically controlled shower over. Tiled floor and tiled walls.

### Garage

18'9" x 15'10" (5.72m x 4.83m)

Roller door. Oil boiler and plumbed for washing machine.

### Outside



For full EPC please contact the branch.

Generous mature site with front, side and rear garden laid in lawns, shrubs & trees. Ideal for families and summer entertaining.

Tarmac drive to front leading to double garage.

### Heating type

Oil fired central heating.

### Glazing Type

Double glazed.

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third



Ground Floor



First Floor

Total floor area 173.3 m<sup>2</sup> (1,866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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