



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 GREEN GABLES MANOR,
CONLIG, BT23 7NT**

OFFERS AROUND £134,950



Welcome to Green Gables Manor, a charming first-floor apartment located in the picturesque village of Conlig. Built in 2008, this modern residence is part of a well-maintained development conveniently located off the Green Road, providing excellent access to major routes leading to Newtownards, Bangor, and Belfast.

Upon entering the apartment, you will find a spacious lounge that effortlessly connects to a contemporary fitted kitchen. This open-plan design not only enhances the sense of space but also creates an inviting environment perfect for entertaining guests or enjoying quiet evenings at home.

The property boasts two double bedrooms, with the master bedroom featuring a ensuite shower room, and a modern family bathroom serves the second bedroom and guests alike. This thoughtful layout makes the apartment suitable for a variety of buyers, whether you are a first-time homeowner, a couple, or looking to downsize.

Green Gables Manor offers a wonderful opportunity to enjoy comfortable living in a desirable location. With its blend of modern amenities and convenient access to local attractions, this apartment is not to be missed. Don't miss the chance to make Green Gables Manor your new home today!



Key Features

- Spacious First Floor Apartment In Popular Location
- Modern Fitted Kitchen With Space For Appliances
- Large Living Room With Dual Aspect Windows
- Two Double Bedrooms, Master With Ensuite Shower Room
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Communal Parking Space In Front Of Apartment
- Early Viewing Recommended, Attracting A Wide Range Of People From Investors To Downsizers To First Time Buyers Alike



Accommodation Comprises:

Hall

Built in storage.

Living Room

17'10" x 11'6"

Dual aspect windows.

Kitchen

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap, plumbed for washing machine, space for fridge freezer integrated appliances to include; oven and four ring gas hob, stainless steel extractor hood, part tiled walls and tiled floor.

Bedroom 1

11'8" x 10'8"

Double bedroom.

En-Suite

White suite comprising, walk in shower cubicle with overhead rainfall shower, glass shower screen, pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, tiled floor, part tiled walls and extractor fan.

Bedroom 2

7'11" x 13'4"

Double bedroom with built in storage.

Bathroom

White suite comprising, panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, tiled floor, part tiled walls and extractor fan.

Outside

Communal parking.

Other

Management Fee: Approx £80 per month.
Rates: Approx £731 per annum.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

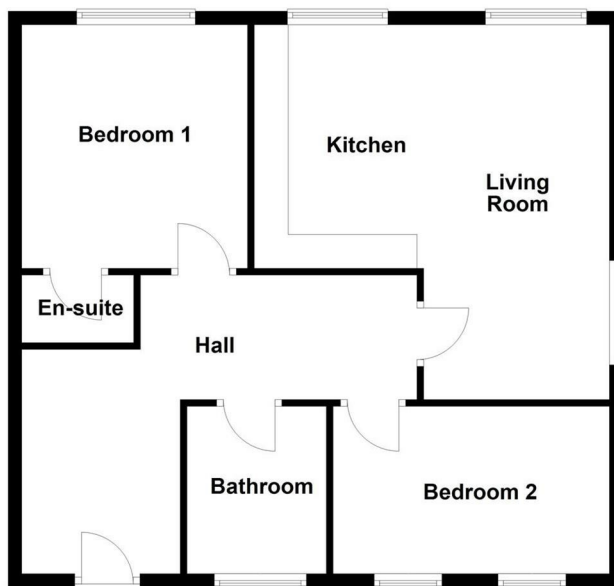
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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