

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**76 FOREST HILL, CONLIG,
NEWTOWNARDS, BT23 7FL**

OFFERS OVER £309,950

Situated in the popular Forest Hill area of Conlig, this detached home, built in 1989, offers spacious and practical accommodation in a quiet residential setting, ideal for family living.

The ground floor features a large open-plan living and dining room with bay window, fireplace with electric fire and sliding doors leading to the rear garden. The kitchen is fitted with a range of units and has space for casual dining, while the adjoining snug provides a useful second living area or home office. A separate utility room offers additional storage and access to the rear garden and integral garage, and a ground floor WC completes the layout.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from a walk-in wardrobe and en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. In total, the property offers three bathrooms, ideal for busy households.

Outside, the front of the property has a tarmac driveway providing parking for multiple vehicles, along with rockery and mature planting. The fully enclosed rear garden offers a good level of privacy and includes a patio area, lawn and established trees, making it ideal for outdoor use.

This is a well-laid-out family home in a convenient location close to Newtownards and local amenities. Early viewing is recommended.



Key Features

- Detached family home built in 1989, located in the popular Forest Hill area of Conlig
- Spacious open-plan living and dining room with bay window and sliding doors to garden
- Utility room, ground floor WC and integral garage with power and light
- Three bathrooms in total, ideal for family living
- Quiet residential setting convenient to Newtownards and local amenities
- Kitchen with space for casual dining, plus separate snug or home office
- Three well-proportioned bedrooms, including main bedroom with walk-in wardrobe and en-suite
- Tarmac driveway for multiple vehicles and enclosed rear garden with patio and lawn



Accommodation

Comprises:

Entrance Hall

Cloakroom/WC

White suite comprising, low flush w.c and pedestal wash hand basin with mixer tap.

Living/Dining Room

11'07 x 29'01

Bay window, fireplace with electric fire, wooden mantle, tiled surround and hearth, sliding glass doors to rear garden.

Kitchen

11'8" x 8'2"

Range of high and low level units, laminate work surfaces, partly tiled walls. inset stainless steel sink unit with mixer tap and drainer, space for cooker, space for under worktop fridge, space for dishwasher. vinyl flooring, space for dining. Open to:

Snug

9'10" x 9'10"

Wood laminate floor and under staircase storage.

Utility Room

10'08 x 5'04

Range of high and low level units, laminate work surfaces, fully tiled walls. stainless steel sink unit with mixer tap, space for tumble dryer, plumbed for washing machine, access to rear garden. Leads to:

Integral Garage

16'07 x 18'05

Roller shutter door with power and light.

First Floor

Landing

Access to hot press.

Bedroom 1

11'09 x 14'03

Double room

Walk-In Wardrobe

4'08 x 6'05

Built in robes.

En-Suite

White suite comprising, low flush wc, shower enclosure with overhead shower and sliding glazed door, vanity unit with storage and mixer tap, tiled walls and tiled floor.

Bedroom 2

8'05 x 14'03

Double room.

Bedroom 3

7'02 x 8'09

Double room with wood laminate floor.

Bathroom

White suite comprising panelled bath with mixer tap, low flush wc, shower enclosure with overhead shower and sliding glazed door, vanity unit with storage and mixer tap, tiled walls and tiled floor.

Outside

Front: Tarmac driveway for multiple vehicles, rockery, mature plants and bushes.

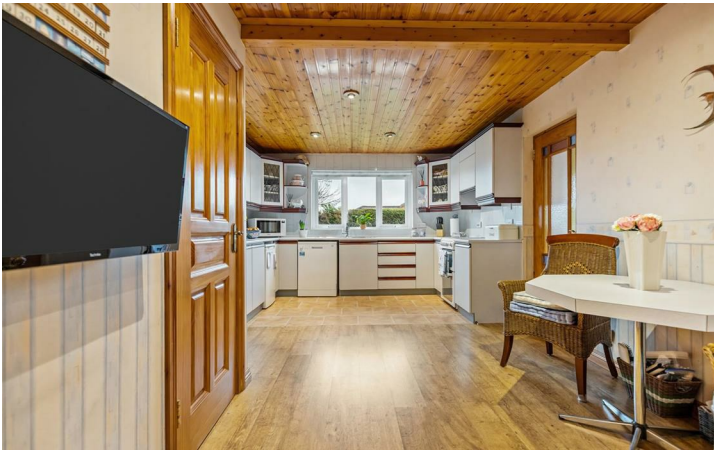
Rear: Patio area, paved walkway, area in lawn, enclosed, mature plants and trees.

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.

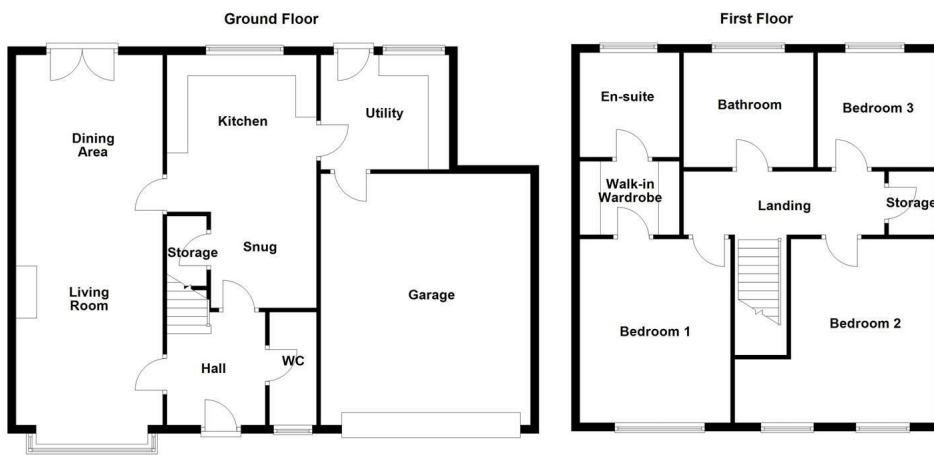
You can find more information about the legislation at www.legislation.gov.uk











| 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 | | |
| (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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