

# 11 The Green Newtownards, BT23 7PS

*Offers over £105,000*



**VICTORIA**  
**PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)



# Cosy Three-Bedroom Mid-Terrace Home In Peaceful Conlig Village

Located in the beloved area of The Green, Conlig, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a family shower room located on the upper floor, this property is ideal for small families or investors alike.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the kitchen, creating a warm and inviting atmosphere for both relaxation and entertaining.

The kitchen provides access to a well-sized back garden, perfect for enjoying the outdoors or hosting summer gatherings.

The property benefits from oil-fired central heating, ensuring a cosy environment during the colder months. On-street parking is available, adding to the convenience of this lovely home.

Located in the peaceful village of Conlig, residents can enjoy a tranquil lifestyle while still being within easy reach of the amenities and attractions of Newtownards. This property presents an excellent opportunity for those looking to settle in a friendly community with a strong sense of belonging. Don't miss the chance to make this charming house your new home.





## PROPERTY FEATURES

- Located In The Beloved Area Of The Conlig Village
- Kitchen Provides Access To A Well-Sized Back Garden
- Oil-Fired Central Heating And uPVC Double Glazed Windows
- Located In A Peaceful Village With Easy Access To Newtownards
- Delightful Mid-Terrace House Offering Comfort And Convenience
- Three Well-Proportioned Bedrooms Upstairs
- On-Street Parking Available
- Welcoming Reception Room Flowing Into The Kitchen
- Family Shower Room On Upper Floor
- Ideal For Small Families Or Property Investors





## PROPERTY MEASUREMENTS

Hallway	6'1 x 4'11
Living Room	12'4 x 14'4
Storage	2'2 x 3'3
Kitchen	15'9 x 8'7
External Storage	10' x 7'10
Bedroom 1	12'10 x 9'5
Storage	4' x 1'1
Bedroom 2	9' x 9'6
Storage	3'1 x 1'1
Bedroom 3	9'5 x 7'5
Bathroom	5'3 x 5'10
Landing	7'10 x 5'11

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - TBC  
Ground Rent - TBC  
Rates - Understood To be £668

Directions  
Located off Main Street in Conlig

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

/// WHAT3WORDS: ///took.shock.beam

**VICTORIA PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)

**Bangor & Donaghadee**  
125 Main Street, Bangor BT20 4AE  
028 9147 9393

**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

naei | propertymark  
PROTECTED

arla | propertymark  
PROTECTED

naei | propertymark  
COMMERCIAL

These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.