# 11 The Green Newtownards, BT23 7PS

Offers over £105,000





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











WHAT3WORDS: ///took.shock.beam



Bangor & Donaghadee

125 Main Street, Bangor BT20 4AE 028 9147 9393

#### Comber & Ards

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

# PROPERTY MEASUREMENTS

	1 1 0
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

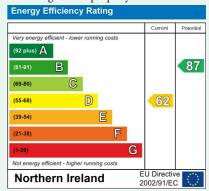
Rates - Understood To be £668

Directions

Located off Main Street in Conlig

#### Energy Efficiency Rating

The rating for this property is:



<sup>\*</sup> For your information: The UK average rating is 'E50'.







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.