



Forest Hill, Conlig,

**Offers in the region of  
£265,000**



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## Forest Hill, Conlig, Newtownards, County Down

### Offers in the region of £265,000

Occupying a private site in a cul de sac of only 3 houses this detached family home offers generous well-proportioned accommodation on both levels. The ground floor reveals 3 reception rooms as well as a modern fitted kitchen with family area, utility, and cloakroom with WC. Four spacious bedrooms including the master with ensuite shower room and a luxury family bathroom complete the impressive internal specification. Externally there is off-street parking leading to the integral garage and there are gardens to front and enclosed to rear in mature lawns. This property is offered to the market chain free and we have no hesitation in recommending immediate viewing.

#### RECEPTION HALL

Upvc double glazed front door. Solid oak wood flooring. Under stairs storage.

#### CLOAKROOM/WC

Two-piece white suite comprising: low flush WC, pedestal wash hand basin, ceramic tiled floor, recessed spotlights, hanging rail.

#### LIVING ROOM

4.78m x 3.84m (15'8" x 12'7")

#### DINING ROOM

3.84m x 3.05m (12'7" x 10'0")

Solid oak wooden floor. Open plan to:

#### LOUNGE

4.65m x 3.86m (15'3" x 12'8")

Solid oak wooden floor, hole in wall fireplace on a raised hearth, pot-bellied stove. Glazed double doors to:

#### KITCHEN / FAMILY ROOM

6.76m x 3.86m (22'2" x 12'8")

1.5 bowl single drainer stainless steel sink unit with mixer taps, an excellent range of high and low-level units with feature glazed display units and laminated work surfaces, central island and breakfast bar, built-in double oven, and five ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, fridge, part tiled walls, Chinese slate floor, recessed low voltage spotlights, open plan to casual dining/ family area, double glazed sliding patio doors to garden. Door to:

#### UTILITY ROOM

2.97m x 2.95m (9'9" x 9'8")

Stainless steel circular sink unit with mixer tap, range of high and low-level units, integrated dishwasher and washing machine, plumbed for American style fridge-

freezer. Pvc double glazed door to garden. Access to the integral garage.

#### INTEGRAL GARAGE

5.51m x 2.95m (18'1" x 9'8")

Roller door. power and light, oil fired boiler.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

4.98m x 3.05m (16'4" x 10'0")

Exposed wooden floor, walk-in wardrobe.

#### EN-SUITE SHOWER ROOM

White suite comprising fully tiled enclosed shower cubicle with thermostatically controlled shower unit, low flush WC, contemporary wash hand basin on a glass plinth, recessed low voltage spotlights, ceramic tiled floor, part tiled walls.

#### BEDROOM TWO

7.32m x 2.97m (24'0" x 9'9")

Exposed wooden floor.

#### BEDROOM THREE

4.11m x 3.86m (13'6" x 12'8")

Exposed wooden floor. Range of built-in mirrored robes.

#### BEDROOM FOUR

3.76m x 2.39m (12'4" x 7'10")

Wooden floor. Recessed spotlights.

#### FAMILY BATHROOM

Luxury white suite comprising: Freestanding bath with antique style mixer taps and telephone hand shower, fully tiled built-in shower cubicle with thermostatically controlled shower, semi pedestal; wash hand basin, low flush WC, ceramic tiled floor, fully tiled walls, heated towel rail, built in shelving, recessed spotlights.

#### OUTSIDE

Tarmac driveway to car parking.

#### GARDENS

Front garden laid in lawn. Enclosed lawns to rear with timber deck, paved patio area, and outside tap. PVC oil storage tank.

#### EPC

##### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



