


22 Main Street, Conlig,
Newtownards, County Down, BT23
7PT

Asking Price: £240,000

 **Reeds Rains**

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Asking Price: £240,000

EPC Rating: C

Description

An exceptional opportunity to purchase this beautifully presented three-bedroom detached home, situated in the heart of Conlig village. . Built approximately seven years ago, the property offers bright, stylish accommodation over three floors, finished to a high standard throughout.

On the ground floor, a welcoming entrance hall leads to a handy cloakroom with WC, and a spacious lounge at the rear featuring French doors opening onto a low-maintenance patio garden—ideal for outdoor dining or entertaining.

The modern fitted kitchen includes integrated appliances and offers a sleek, practical space for everyday living.

Upstairs, the first floor comprises two generous bedrooms and a contemporary family bathroom. The top floor is home to the impressive principal bedroom, complete with en-suite shower room and eaves storage.

Additional features include:

Gas central heating and double glazing throughout

Private driveway with off-street parking

Neutral, move-in-ready décor

Low-maintenance outdoor space

Located within easy reach of local amenities including Clandeboye Golf Club , schools, and

transport links, this stylish home is perfect for professionals, couples, or young families looking for modern living in a convenient village setting.

Viewing highly recommended to appreciate the quality and space this home offers.

Reception Hall

Composite front door with double glazed top light, laminate wooden floor.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, part tiled walls, ceramic tiled floor, stainless steel heated towel rail, recessed spotlights.

Lounge

24'5" (7.44) x 15'5" (4.7) including kitchen Laminate wooden floor, plumbing available for a gas fire, under stairs storage, uPVC double glazed French doors to rear garden. Open plan to Kitchen.

Kitchen

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of High Gloss units with laminated work surfaces and upstands. Built in double oven and 4 ring gas hob with glass splash back, integrated washing machine, integrated fridge freezer, integrated dishwasher, housing for microwave Gas boiler, ceramic tiled floor, recessed spotlights.

First Floor Landing

Airing cupboard with space for a tumble dryer.

Bedroom 2

15'3" x 12'6" (4.65m x 3.8m)

Bedroom 3

12'8" x 7'9" (3.86m x 2.36m)

Bathroom

Luxury white suite comprising: Panelled bath with mixer taps and thermostatically controlled shower, vanity unit with mixer taps and tiled splashback, dual flush WC, part tiled walls, ceramic tiled floor, recessed spotlights, heated towel rail.

Second Floor

Master Bedroom

16'9" x 11'6" (5.1m x 3.5m)

Velux window and twin eaves storage.

Ensuite shower room

Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit, vanity unit with mixer taps, dual flush WC, ceramic tiled floor, heated towel rail, extractor fan.

Outside

Tarmac driveway to ample off street car parking to the side of the property.



For full EPC please contact the branch.

Gardens

Front garden in low maintenance artificial lawn and hedging.

Enclosed patio garden to the rear with garden shed and external power points.

Gas supply available for external fire pit.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third