



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

103A MAIN STREET, CONLIG, BT23 7PT
OFFERS AROUND £475,000

**Scan for Property Details
and to Arrange a Viewing**



johnminnis.co.uk  

The Property

This is a fantastic opportunity to purchase a recently constructed detached family home which has been finished to the highest of specifications throughout requiring absolutely nothing to do but set your furniture in and enjoy! This truly unique, contemporary home was only completed last year, designed by CR3 Architects and constructed by R and M Homes to an unparalleled standard throughout with no expense spared to fixtures and fittings.

Approached by an electric gates the accommodation comprises of a spacious lounge with feature electric wall mounted fire, stunning open plan kitchen, living, dining space perfect for entertaining, with utility off, and an integral garage, to the ground floor. Upstairs there are four generous double bedrooms, master with contemporary en suite shower room, and luxury family bathroom.

Outside does not disappoint either. There is a tarmac driveway providing generous parking leading to an integral garage with electric door and a fully enclosed rear garden in lawns with extensive Tobermore paved patio area making this an ideal space for children at play or for outdoor entertaining. Other benefits include triple glazed windows, Grant Air Source heat pump heating system with underfloor heating to the ground floor, a generous electrical specification, countryside views and a ground floor shower room.

This property is conveniently positioned with ease of access to Bangor, Newtownards and Belfast for the city bound commuter. There are also local amenities close by including shops, health centre, Clondeboye Golf Club, retail park and Bloomfield shopping complex. With all this truly unique property has to offer we expect demand to be high and can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.

Property Features

- Recently Constructed Detached Family Home
- Designed by CR3 Architects and Constructed by R and M Homes in 2021
- Accommodation Approximately 2,700 Square Feet
- Popular and Convenient Location in the Heart of Conlig Providing Countryside Views
- Spacious Lounge with Feature Electric Wall Mounted Fire
- Stunning Open Plan Kitchen/Living/Dining Space Perfect for Entertaining
- Kitchen with Quartz Work Surfaces, Island Unit and Excellent Range of High End Integrated Appliances
- Utility Room
- Ground Floor Shower Room with Contemporary White Suite
- Integral Garage with Electric Door
- Four Generous First Floor Bedrooms
- Master with Contemporary En Suite Shower Room
- Luxury Family Bathroom with Four Piece White Suite



Offers Around £475,000
Detached
4 Bedrooms
2 Receptions

Property Features

- Tarmac Driveway Providing Generous Parking Leading to Integral Garage
- Fully Enclosed Rear Garden Laid in Lawns with Extensive Paved Patio Area
- Triple Glazed Windows Throughout
- Grant Air Source Heat Pump Heating System with Under Floor Heating to the Ground Floor
- Intruder Alarm System
- Cat6 Network Cabling Throughout
- Each Room Wired for TV, Satellite, Sky and Freeview
- Conveniently Located Providing Ease of Access to Bangor, Newtownards and Belfast for the City Bound Commuter
- Finished to a High Specification Throughout with No Expense Spared on Fixtures and Fittings
- Nine Year Warranty Remaining Provided by LWC
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer

Accommodation

Ground Floor

Spacious Reception Hall

Living Room
19'2" x 18'6"

Superb Modern Fitted Kitchen Open Plan to Living Area
19'2" x 18'6"

Utility Room
13' x 7'

Shower Room

First Floor

Gallery Landing

Bedroom One
21'4" x 17'11"
En-Suite Shower Room
Dressing Room

Bedroom Two
15'11" x 10'4"

Bedroom Three
20'7" x 10'7"

Bedroom Four
12'7" x 10'7"

Bathroom

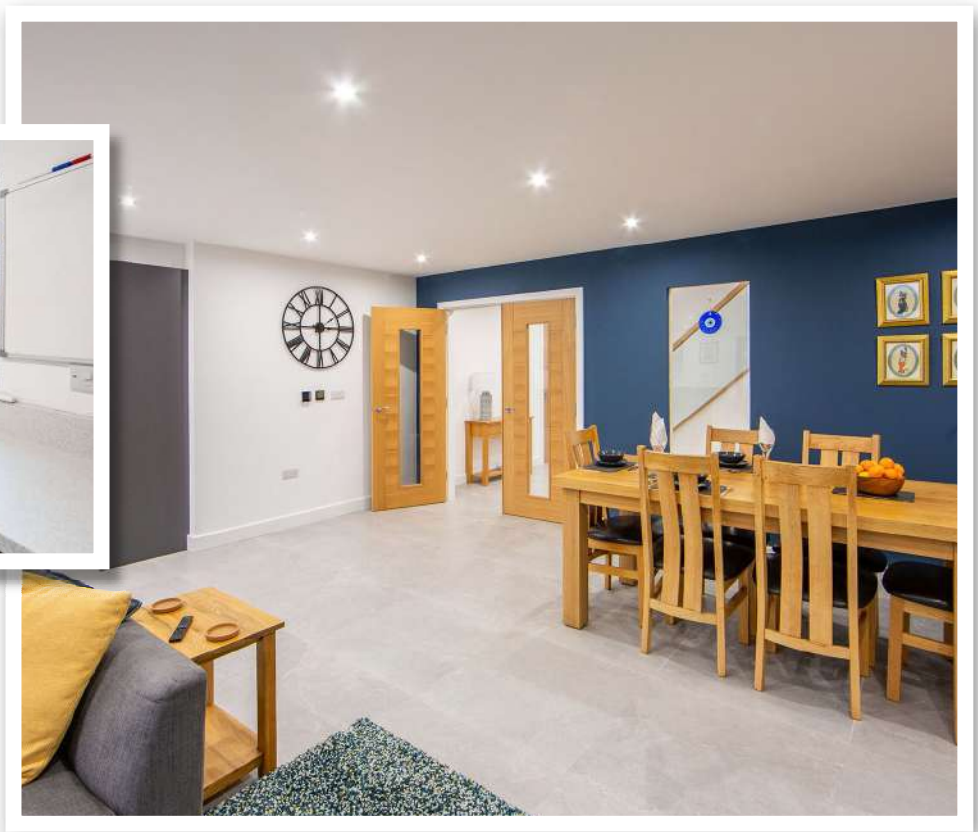
Outside

Integral Garage
21'6" x 12'

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



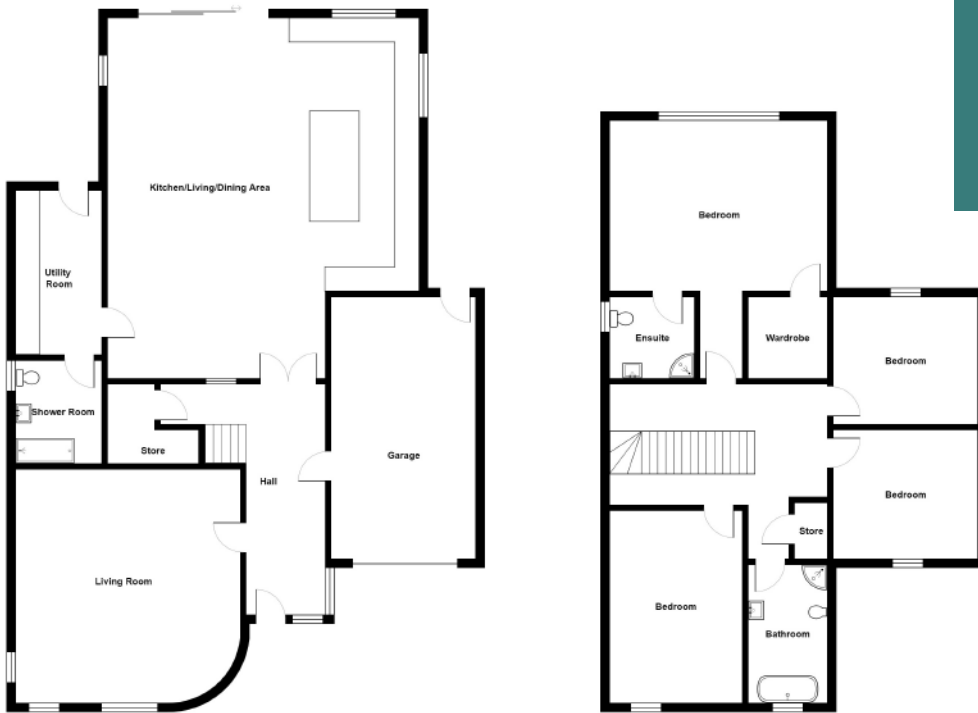






Directions

Travelling onto Bangor from Newtownards take the first slip road on your left into Conlig. 103a Main Street is located on your right hand side a few hundred yards past the bend.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B	89	89
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS