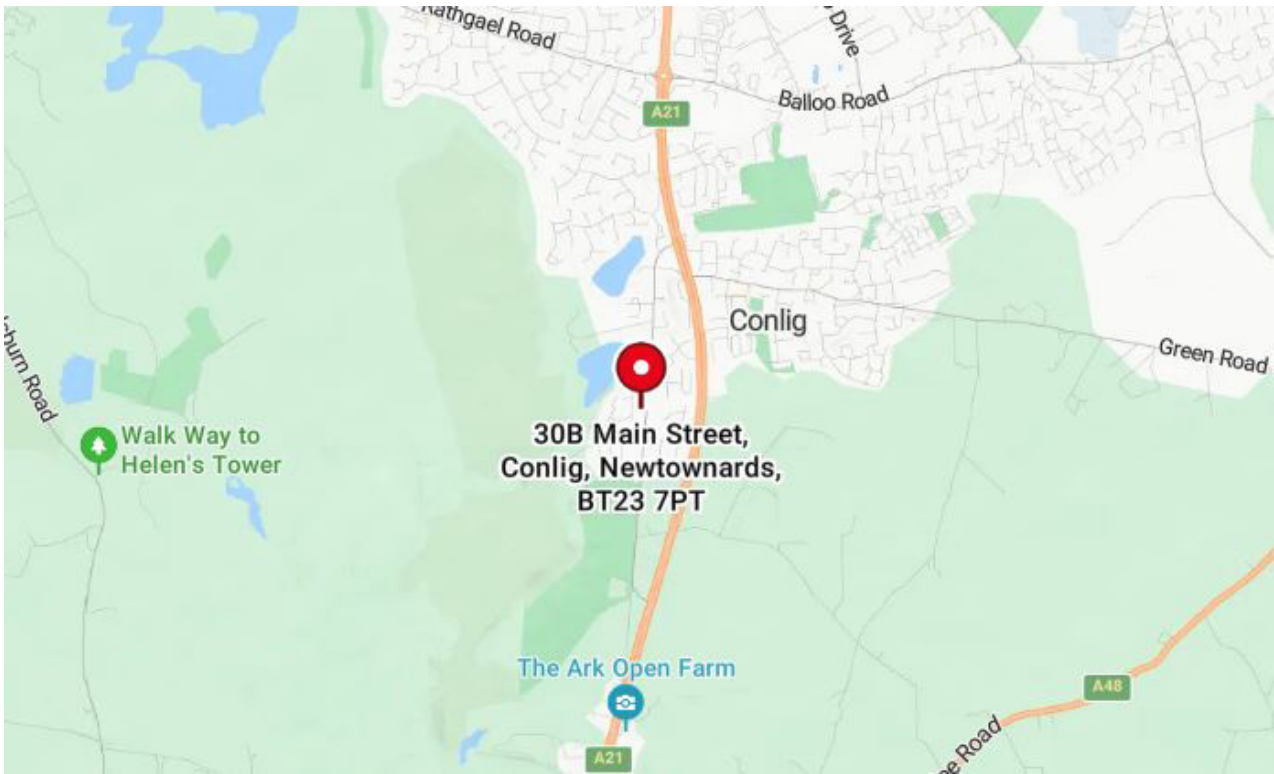


NEWTOWNARDS BT23 7PT  
**30B MAIN STREET**



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CONLIG BT23 7PT  
**30B MAIN STREET**

Asking Price £125,000

- Spacious first floor apartment
- Bright living room
- Fully fitted kitchen
- Three bedrooms
- Modern bathroom
- uPVC double glazing & GFCH
- Convenient & popular location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# 30B MAIN STREET

This well presented first floor apartment offers ideal accommodation and low maintenance living. The accommodation comprises living room, fitted kitchen, three bedrooms and contemporary shower room.

The property benefits from a modern gas heating system and uPVC double glazing.

Whether you're a first-time buyer looking for a move-in-ready starter home or an investor seeking a high-yield property with low maintenance, this apartment is an excellent choice. Located in the heart of Conlig, this property is convenient to the local amenities.

## INTERIOR

### GROUND FLOOR

Entrance hall with storage cupboard and stairs leading to apartment.

### FIRST FLOOR

#### Living room

15'4" x 12'8" (4.67m x 3.85m)

With vinyl floor and archway leading to...

#### Kitchen

15'5" x 11'5" (4.69m x 3.48m)

Fitted kitchen with high and low level units and breakfast bar. This kitchen includes free-standing fridge freezer, electric hob, separate double oven, 1.5 bowl stainless steel sink and tiled floor.

#### Bedroom 1

12'8" x 10'5" (3.87m x 3.17m)

Double bedroom with laminate floor.

#### Bedroom 2

9'7" x 6'11" (2.92m x 2.12m)

Single bedroom with laminate floor.

#### Bedroom 3

9'7" x 6'7" (2.92m x 2.00m)

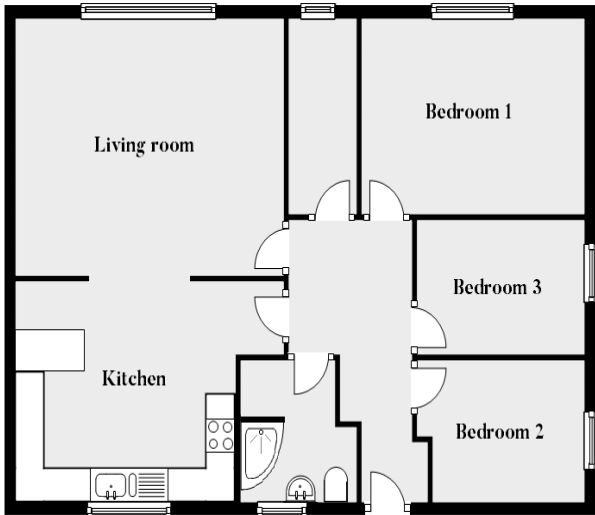
Double bedroom with laminate floor.

#### Shower room

With white suite comprising enclosed shower unit, vanity unit and low flush WC. The shower room has been finished with partially tiled walls, tiled floor and plumbing for washing machine.

## EXTERNAL

Private, allocated garden, suitable for parking,



**ARRANGE A VIEWING** 028 9146 5000  
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## Endnotes