

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 BRIDGELEA AVENUE, CONLIG,
NEWTOWNARDS, BT23 7HX**

OFFERS OVER £159,950



A well-presented two bedroom townhouse located in the sought-after Bridgelea area of Conlig, a popular choice for families and commuters due to its convenient proximity to Newtownards, Bangor, and just a 30-minute drive to Belfast.

The ground floor offers a bright and spacious living room with feature panelled wall, wood laminate flooring, and glazed door leading to the kitchen/ dining area. A luxury fitted kitchen with integrated fridge freezer, washing machine and under oven, wood laminate flooring, patio doors leading to the rear garden, and guest toilet suite with partly tiled walls and tiled flooring.

The first floor benefits from two well proportioned double bedrooms, master with ensuite shower room, family bathroom suite with panelled bath and laminate flooring, roofspace access and storage cupboard in the landing.

This property has been meticulously maintained and is finished to a high standard, making it an ideal option for first-time buyers, investors, or downsizers. Early viewing is highly recommended!



Key Features

- A Modern Two Bedroom Townhouse In The Bridgelea Development
- Living Room With Feature Panelled Wall And Stair Access To First Floor
- Luxury Kitchen With Range Of Integrated Appliances & Patio Doors To Rear
- Two Generous Double Bedrooms, Master With Ensuite Shower Room
- Family Bathroom Suite On The First Floor And Ground Floor Guest WC
- uPVC Double Glazed Windows, Gas Fired Central Heating System
- Fully Enclosed Rear Garden And Driveway For Multiple Vehicles
- A Well Maintained Property In A Popular Residential Area



Accommodation

Comprises:

Living Room

15'8" x 13'9"

Wood laminate flooring, feature panelled wall, glazed door into kitchen.

Kitchen/ Dining

15'5" x 13'9"

Luxury range of high and low level units, laminate worksurfaces and splashback, integrated fridge freezer, integrated under oven, four ring gas hob, stainless steel extractor fan, integrated washing machine, single drainer stainless steel sink unit with mixer tap, space for dining.

WC

White suite comprising pedestal wash hand basin with waterfall mixer tap, low flush w.c., tiled floor, part tiled walls, extractor fan.

First Floor

Landing

Access to roofspace, storage cupboard.

Bedroom 1

18'0" x 10'2"

Double bedroom, ensuite shower room.

Ensuite Shower Room

White suite comprising pedestal wash hand basin with waterfall mixer tap, tiled splashback, low flush w.c., walk-in tiled shower enclosure, overhead shower, glazed shower screen, part tiled walls, extractor fan.

Bedroom 2

18'0" x 8'6"

Double room, wood laminate flooring.

Bathroom

White suite comprising panelled bath with handheld shower, partly tiled walls, pedestal wash hand basin, low flush w.c. laminate flooring, recessed spotlights.

Outside

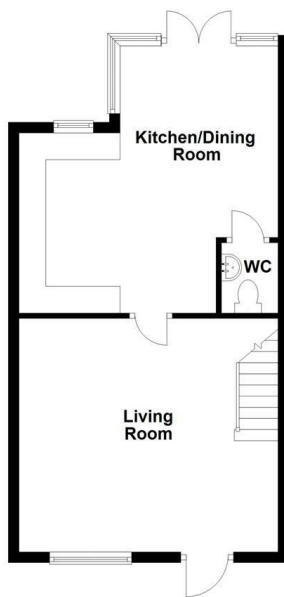
Front; Stone driveway with parking for up to four vehicles.

Rear; Fully enclosed rear garden in lawn, area in stone, outside tap, outside light.

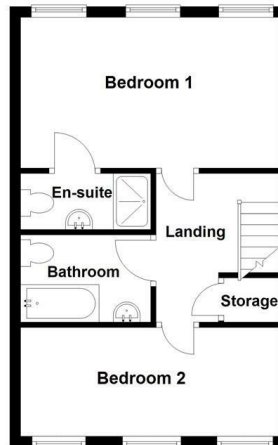




Ground Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 80.3 sq. metres (864.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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NEWTOWARDS
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