

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 STONEBRIDGE PARK, CONLIG,  
NEWTOWNARDS, BT23 7QW**

**OFFERS AROUND £179,950**





Located in the sought-after Stonebridge Park in Conlig, Newtownards, this end-terraced house offers great space and a fantastic finish internally and externally. Boasting three bedrooms and two bathrooms, this property is perfect for families or those looking to get onto the property ladder.

Upon entering, you are greeted by a well-proportioned living room featuring an open fireplace, wood laminate flooring, and double doors leading to an open plan kitchen and dining area, complete with a range of units, built-in oven and hob, and access to the ground floor guest toilet suite. The first floor offers three bedrooms, one with built-in storage, and a family bathroom with white suite.

Outside offers a driveway to the front of the property, and a spacious enclosed patio area to the rear. Additional benefits include, gas fired central heating, and uPVC double glazing throughout.





## Key Features

- End-Terraced Property In Popular Location With Off Street Parking
- Spacious Living Room With Open Fireplace And Laminate Flooring
- Open Plan Kitchen/Dining Area With Space For Appliances
- Three Well Proportioned Bedrooms On The First Floor
- Ground Floor Guest WC And First Floor Family Bathroom Suite
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Easily Maintained And Enclosed Rear Patio And Driveway To Front
- Great Location Close To Both Newtownards And Bangor



### Accommodation Comprises:

#### Ground Floor

##### Entrance Hall

Tiled floor.

##### Living Room

12'2" x 15'9"

Wood laminate flooring, open fire place with wooden mantle and tiled hearth.

##### Kitchen/Dining

15'10" x 12'8"

Range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap, built-in under oven and four ring gas hob, stainless steel extractor hood, space for fridge freezer, space for tumble dryer, plumbed for washing machine, plumbed for dishwasher, tiled floor, part tiled walls and door to rear garden.

##### Guest W.C

White suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush w.c, tiled flooring.

#### First Floor

##### Landing

Built in storage.

##### Bedroom 1

8'8" x 16'1"

Double bedroom.

##### Bedroom 2

8'7" x 13'5"

Double bedroom.

##### Bedroom 3

7'4" x 7'3"

Built in storage.

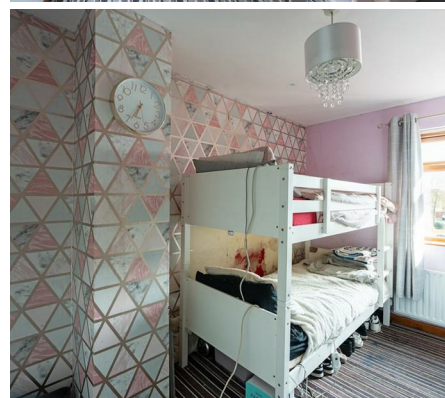
##### Bathroom

White suite comprising bath with tiled surround, mixer tap with handheld shower, overhead shower, pedestal wash hand basin with mixer tap, low flush w.c, partly tiled walls, tiled flooring.

##### Outside

Front: Concrete driveway.

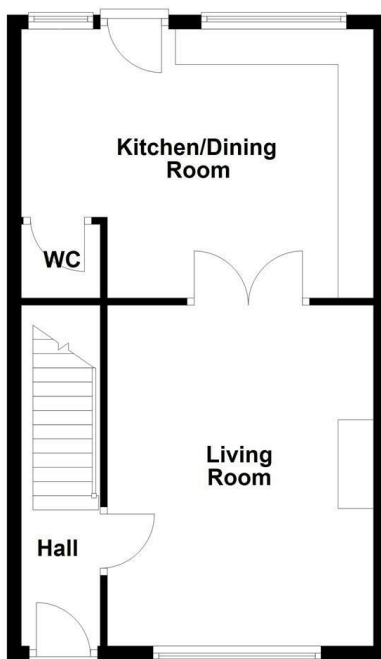
Rear: Enclosed paved patio area, space for shed, outside tap and light.



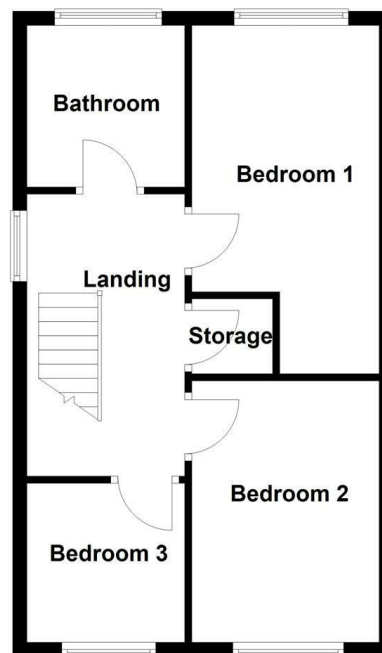




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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.

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