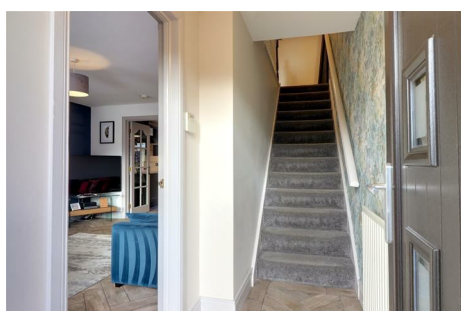




9 Stonebridge Park

Conlig, Newtownards, BT23 7QW

"The feeling of finding and buying your first home is like little else in life and this beautifully presented, modern townhouse is sure to give you positive vibes!"

The property has been presented to a high standard throughout and offers 3 first floor bedrooms plus a family bathroom. The ground floor boasts a lovely lounge, with stylish wall panelling, floor tiling, cast iron fireplace and French doors, whilst the kitchen/diner is to a modern style and includes an enviable central island/breakfast bar. A ground floor WC completes the specification.

Externally there is a generous pebbled parking area to the front with space for several vehicles and access to the rear garden via an under pass. The rear garden is on two levels with timber decking and raised terrace.

The property benefits from a modern composite front door, uPVC double glazing and oil fired central heating.

To the front is a pleasant communal green with additional parking area making this a lovely place to begin life and potentially raise kids. Internal viewing is recommended.

Offers Around £185,000

9 Stonebridge Park

Conlig, Newtownards, BT23 7QW



- Beautifully presented, modern townhouse
- Luxury kitchen/diner with central island
- Pebbled parking area to front
- Please see our website for full details
- 3 bedrooms
- Modern bathroom
- Enclosed split level garden to rear with timber decking
- Lounge with feature cast iron fireplace
- Ground floor WC
- uPVC double glazing - Oil fired central heating

Entrance

Entrance hall

Lounge

15'9x12'4 (4.80mx3.76m)

Kitchen/diner

15'10x12'8 (4.83mx3.86m)

WC

5'5x3'9 (1.65mx1.14m)

Landing

Bathroom

7'9x6'6 (2.36mx1.98m)

Bedroom 1

15'7x8'11 (4.75mx2.72m)

Bedroom 2

12'10x8'11 (3.91mx2.72m)

Bedroom 3

7'11x7'6 (2.41mx2.29m)

Outside

Tenure

Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	