

12 Bridgelea Cottages

Conlig, Newtownards, BT23 7TQ

"If you appreciate a beautifully presented detached home that is flooded with natural light and offers luxury fixtures and fittings then take a look at 12 Bridgelea Cottages, Conlig." Although only built in 2012 this property has already benefited from extensive modernisation and is "walk in" ready for the eventual purchaser. It offers 3 first floor bedrooms, including a master with en-suite shower room, and a luxury family bathroom plus a ground floor WC. There is a semi-formal lounge with dual aspect windows and a lovely feature fireplace, but the heart of this home is the practical and bright, open plan kitchen/dining/sun room. It boasts a beautiful newly fitted kitchen, with range of integrated appliances and high end finishes, and looks out onto the exceptional rear garden bringing the outside in with its south facing aspect and modern, low maintenance finishes - what a place for summer days and barbecues! To the front is a small lawn with mature shrubs and a pebbled driveway, complete with EV charging point. The property benefits from uPVC double glazing & Phoenix gas central heating. Located just off the Green Road in Conlig, the property is almost equal distance from the wide range of amenities in Newtownards and Bangor but also offers a practical location for those commuting to Belfast or beyond. Internal viewing is essential so call us today to avoid disappointment.

Offers Around £265,000

12 Bridgelea Cottages

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- Beautifully presented, modern, detached home
- Open plan kitchen/dining/sun room
- Enclosed landscaped garden to rear
- Please see our website for full details
- 3 bedrooms - Master en-suite
- Luxury family bathroom - Ground floor WC
- Pebbled driveway
- Lounge with feature fireplace
- uPVC double glazing & fascia - Phoenix gas central heating - EV Charging point
- Central location for Bangor & Newtownards

Entrance

Entrance hall

13x10'6 (3.96mx3.20m)

Lounge

14'10x12'1 (4.52mx3.68m)

Kitchen/dining/sun room

23x13'3 (7.01mx4.04m)

Cloakroom

5'10x5'10 (1.78mx1.78m)

Landing

10'6x9'9 (3.20mx2.97m)

Bathroom

10'6x5'10 (3.20mx1.78m)

Bedroom 1

12'1x9'11 (3.68mx3.02m)

En-suite shower room

8'10x3 (2.69mx0.91m)

Bedroom 2

12'1x9'3 (3.68mx2.82m)

Bedroom 3

10'6x9'7 (3.20mx2.92m)

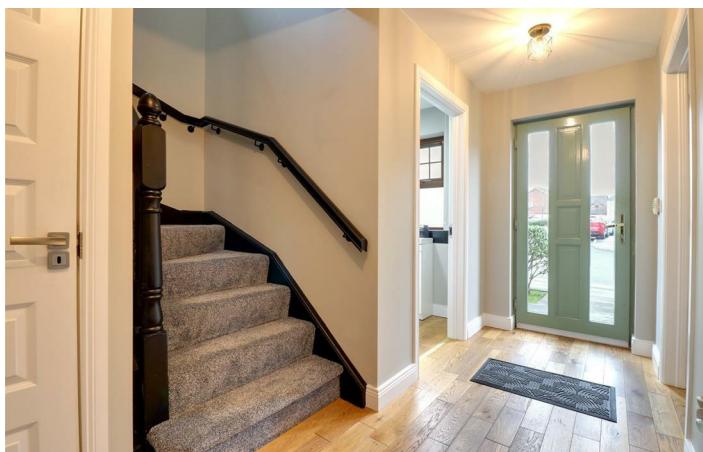
Outside

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 | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 75 | 75 |
| (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 | |

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