



57 Breezemount Park | Conlig | BT23 7TZ

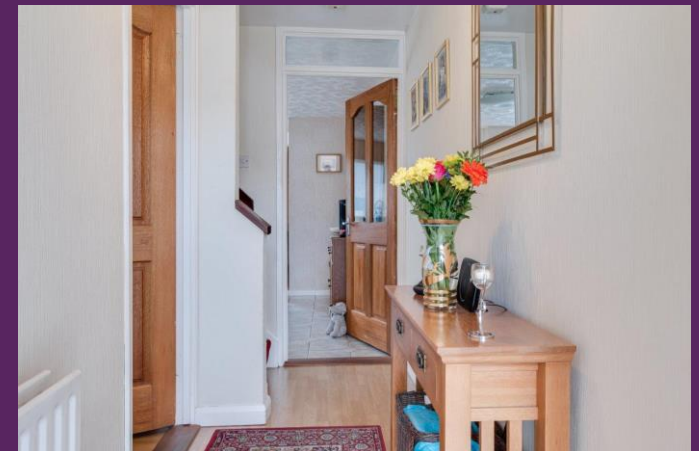
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57 Breezemount Park

- * An excellent end terrace property with spacious accommodation
- * Large kitchen with good range of units with separate utility cupboard
- * Dining room open plan to kitchen
- * Useful ground floor guest WC
- * Bright living room with feature fireplace with gas fire
- * Bathroom with four piece white suite
- * Three well-proportioned bedrooms, two with built-in wardrobes
- * Fully enclosed and private rear garden laid in Astro turf with paved patio
- * Front garden laid in low maintenance decorative pebbles
- * Convenient location within walking distance to local amenities
- * Gas fired central heating and uPVC double glazing throughout
- * Excellent value for money

Offers Around: £82,500



The Best Buy!

This is an excellent end terrace property offering convenience, quality and fantastic value for money for the lucky purchaser. Ideal for first time buyers, young families or an investor, this property boasts a good-sized living room, large kitchen with open plan dining, ground floor WC and three well-proportioned bedrooms providing plenty of space for all the family to enjoy.

Downstairs comprises of a welcoming entrance hall, a bright living room with feature fireplace, a large kitchen/dining room with separate utility cupboard plumbed for white goods and a useful ground floor guest WC. Upstairs comprises of three well-proportioned bedrooms, two with built-in wardrobes and a bathroom with a four piece white suite.

Externally to the front is a garden laid in low maintenance decorative pebbles and there is a driveway providing parking for one car. The rear garden is fully enclosed and very private and has been laid in Astro turf providing plenty of space for young children or small pets to play in safety all year round.

Breezemount Park is ideally located off the Green Road in Conlig and is within walking distance to a host of local amenities including shops and public transport links. For drivers, access to Bangor, Newtownards and commuter routes to Belfast couldn't be easier!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC door to...

ENTRANCE HALL: Laminate wooden flooring.

LIVING ROOM: (4.14m x 3.62m) Laminate wooden flooring. Feature wooden fireplace with marble hearth. Gas fire.

KITCHEN/DINING ROOM: (5.38m x 3.55m) Range of high and low level units with marble effect laminate worktops. 1 ½ bowl stainless steel sink unit. 4 ring ceramic hob with concealed extractor hood over. Built-in single oven. Tiled flooring. Open plan to dining room.

UTILITY CUPBOARD/PANTRY: Plumbed for washing machine.

INTERNAL REAR HALLWAY: Door to rear.

GUEST WC: Two piece white suite comprising vanity unit with wash hand basin and low flush WC.

FIRST FLOOR

LANDING: Storage cupboards x 2. Access to roofspace via Slingsby type ladder.

BEDROOM (1): (3.60m x 3.10m) Built-in wardrobe.

BEDROOM (2): (3.57m x 2.94m) Built-in wardrobe. Laminate wooden flooring.

BEDROOM (3): (2.74m x 2.24m)

BATHROOM: Four piece white suite comprising panelled bath, wash hand basin, low flush WC and fully tiled shower cubicle. Part tiled walls, tiled floor.

OUTSIDE

Front garden laid in low maintenance decorative pebbles with trees and shrubs. Driveway with parking for 1 car.

Fully enclosed and private rear garden laid in Astro turf lawn with decorative pebble surround. Paved patio area. Water tap. Outside light. Power supply. Gate to side.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

