

# Dougan

RESIDENTIAL

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**40 Tower Park**  
Conlig, BT23 7PL

**Asking Price £119,950**

## KEY FEATURES

- Recently Refurbished Mid Terrace
- Quiet Cul-De-Sac Location In Conlig
- Ease Of Access To Bangor And Newtownards
- Bright And Spacious Living Room
- Modern Kitchen With Dining Area
- Four Generous Bedrooms
- Luxury First Floor Bathroom Complete With Separate Shower Cubicle
- Floored Roofspace With Velux Window And Eaves Storage
- Downstairs W.C
- Outside Utility Store
- Private Enclosed Rear Garden
- Recently Installed Gas Heating System
- Re-Wired , Re-Plumbed
- Excellent First Time Buy Or Investment



## SUMMARY

Recently refurbished and deceptively spacious mid terrace located in a quiet cul-de-sac in Conlig. The property offers ease of access to main local amenities and main arterial routes and public transport services linking Bangor and Newtownards.

The property has been finished to an excellent standard to include rewiring, replumbing and new gas heating system. The accommodation briefly comprises of a bright and spacious living room, modern kitchen with dining area and w.c on the ground floor. Four bedrooms and a luxury bathroom complete with separate shower cubicle are to the first floor.

The property further benefits from an enclosed utility store to the rear, an enclosed decked rear garden with patio and an enclosed front garden. Early viewing is advised.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Wood effect tiled floor, storage, glazed front door

**LIVING ROOM: 15' 9" x 11' 8" (4.8m x 3.56m)** Wood strip flooring, cornicing, spot lighting

**KITCHEN WITH DINING AREA: 15' 7" x 9' 2" (4.75m x 2.79m)** Excellent range of high and low level units with chrome handles, marble effect work surfaces, stainless steel sink unit, integrated oven and four ring halogen hob, plumbed for dishwasher, integrated fridge freezer, tiled floor, partly tiled walls

### REAR HALLWAY:

**W.C:** Low flush w.c, pedestal wash hand basin with chrome taps and tiled splash back, wood strip flooring

### First Floor

**LANDING:** Access to floored roofspace with velux window and eaves storage

**BATHROOM:** Luxury suite comprising of a fully tiled shower cubicle, panel bath with chrome taps, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, spot lighting, partly tiled walls, tiled floor

**BEDROOM (1): 13' 2" x 8' 7" (4.01m x 2.62m)**  
Measurement at widest points

**BEDROOM (2): 9' 3" x 7' 2" (2.82m x 2.18m)**

**BEDROOM (3): 12' 1" x 7' 6" (3.68m x 2.29m)**

**BEDROOM (4): 9' 2" x 6' 9" (2.79m x 2.06m)**

### Outside

**UTILITY AREA:** Power, plumbed for washing machine, stainless steel sink and work surfaces Front garden laid in loose stone with timber fencing. Private enclosed rear garden with decking and patio. Storage with power.







## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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