



## 7 Bridgelea Avenue , Conlig, BT23 7HX

Set in a commanding position right at the entrance to the Bridgelea Development this modern detached home is beautifully presented and is offered at a price very close to new build semi detached but look at what you get here!

The property boasts a pleasant corner site with gardens to front & rear and a communal green to the front. It offers 3 well proportioned bedrooms, master with en-suite shower room, and a family bathroom whilst the ground floor offers a bright and airy, dual aspect lounge and a pleasing kitchen/dining/sun room to the rear plus ground floor WC. The kitchen is well spec'd and comes with integral oven, hob, fridge, freezer, dishwasher and washing machine - everything a first time buyer could need when starting out - whilst the sun room area offers uPVC double glazed patio doors to the rear garden.

As a modern home it benefits from energy efficient features including Phoenix gas central heating and uPVC double glazing making this an affordable home to own and run. Externally there is a lovely enclosed garden to the rear and a pebbled driveway with ample parking space.

Ideally based for access to Newtownards, Bangor or beyond, internal viewing is highly recommended.

**Offers Around £219,950**

# 7 Bridgelea Avenue

, Conlig, BT23 7HX



- Modern detached home
- Beautifully Presented throughout
- 3 bedrooms - Master with en-suite shower room
- Lounge with dual aspect windows
- Luxury kitchen/diner/sun room
- Family bathroom
- Ground floor WC
- uPVC double glazing - Phoenix gas central heating
- Gardens to front & rear in lawn with pebbled driveway
- Ideal commuter base.

## Entrance

## Entrance hall

## Lounge

14'2x12'8 (4.32mx3.86m)

## Kitchen/diner/sun room

19x16'3 (5.79mx4.95m)

## WC

7'5x3'4 (2.26mx1.02m)

## Landing

## Bathroom

8'2x7 (2.49mx2.13m)

## Bedroom 1

11'9x11'6 (3.58mx3.51m)

## En-suite shower room

6'4x4'8 (1.93mx1.42m)

## Bedroom 2

12'8x9'7 (3.86mx2.92m)

## Bedroom 3

9x9 (2.74mx2.74m)

## Outside

## Tenure

## Property misdescriptions

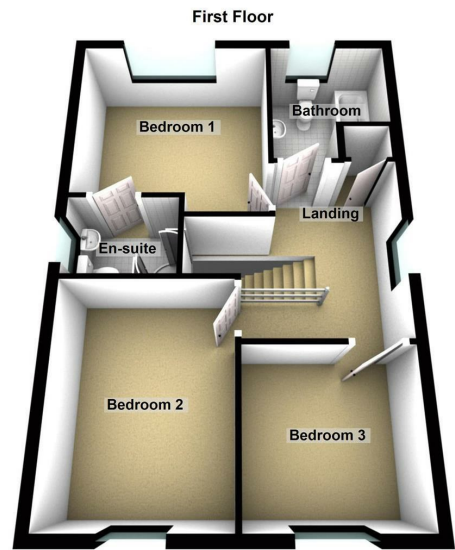


## Directions

From the Bangor/Ards dual carriageway turn onto Green Road and proceed over the hill to where Bridgelea is on the left and number 7 is first on the left.



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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