

4 Stonebridge Cottages, Conlig,
BT23 7QN

**Asking Price: £160,000 To be
advised**

 **Reeds Rains**

reedsrains.co.uk

4 Stonebridge Cottages, Conlig, BT23 7QN

Asking Price: £160,000

EPC Rating: D

Description

Located in the ever popular Stonebridge development, off Green Road, this attractive end townhouse is well presented throughout. The property offers well proportioned accommodation on both levels with a spacious lounge, modern fitted kitchen with dining area and a cloakroom with WC all on the ground floor. The first floor reveals 3 bedrooms and a bathroom with white suite. The property benefits from oil fired heating and is double glazed throughout. Externally there is excellent parking for multiple vehicles in the driveway and gardens to the front and enclosed to the rear in lawns and flowerbeds.

All in all an excellent property for either the first time buyer or investor alike.

Entrance Hall

Ceramic tiled floor.

Lounge

15'8" x 12'3" (4.78m x 3.73m)

Laminate wooden floor, feature fireplace, recessed lighting, glazed double doors to Kitchen.

Kitchen/ Dining

15'8" x 12'8" (4.78m x 3.86m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring hob, stainless steel chimney extractor fan, plumbed for washing machine, part tiled walls, open plan to dining area, recessed spotlights and uPVC double glazed door to rear garden.

Cloakroom/ WC

White suite comprising: Panelled bath with electric shower, dual flush WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

Bedroom 1

13'8" x 8'8" (4.17m x 2.64m)

Double built in robe with mirrored sliding doors.

Bedroom 2

12'9" x 7'10" (3.89m x 2.4m)

Bedroom 3

7'9" x 7'5" (2.36m x 2.26m)

Built in storage cupboard.

Outside

Loose pebbled driveway to car parking space.

Gardens

Front garden in lawns and shrubs. Enclosed rear garden in lawns, flowerbeds and shrubs, outside tap and light. Garden shed, exterior power points, boiler house with oil boiler, PVC oil tank.

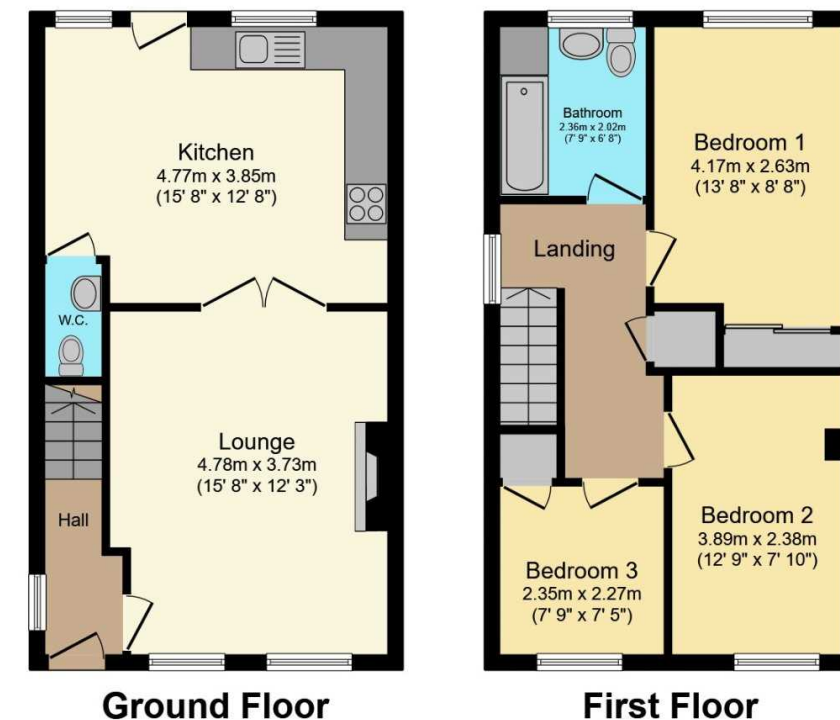
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 83.3 sq.m. (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com