

28 Stonebridge Square, Conlig
County Down, BT23 7QU

Asking Price: £180,000

 **Reeds Rains**

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EPC Rating: 59 D

Description

The Stonebridge development is a popular residential location in Conlig. Ideally situated between Bangor and Newtownards the location avails of a wealth of amenities just a short drive away. There are leading Schools nearby as well as the main routes to Belfast. The accommodation comprises of entrance hall with cloakroom WC, spacious living room with bay window, kitchen/ dining room leading to a sunroom. Upstairs there are three bedrooms, a master with an en-suite shower room plus a main family bathroom in a white suite.

Externally there is off street parking and enclosed gardens to rear in lawns and patio. Sold with no onward chain early viewing is highly recommended.

Entrance Hall

Double glazed front door, ceramic tiled floor, recessed spotlights.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, ceramic tiled floor.

Lounge

18'4" x 11'9" (5.6m x 3.58m)

Laminate wooden floor, feature wooden fireplace with cast iron horseshoe inset and slate hearth.

Kitchen / Dining Room

19'9" x 19'2" (6.02m x 5.84m)

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 ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, plumbed for dishwasher, part tiled walls, ceramic tiled floor, recessed spotlights, casual dining area. Open plan to sunroom.

Sunroom

Ceramic tiled floor, uPVC double glazed door to rear garden.

First Floor Landing

Recessed spotlights, hot press with storage above. Access to roof space.

Bedroom 1

12'6" x 12'4" (3.8m x 3.76m)

Range of built in furniture and additional double built in robe.

Ensuite shower room

White suite comprising: Fully tiled built in shower cubicle with Mira shower unit, dual flush WC, pedestal wash hand basin with tiled splashback, recessed spotlights, ceramic tiled floor.

Bedroom 2

15'1" x 9'5" (4.6m x 2.87m)

Range of built in robes.

Bedroom 3

15'1" x 9'1" (4.6m x 2.77m)

Built in robe and additional built in storage.

Family Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights.

Outside

Driveway to off street car parking for 2 cars.

Gardens

Enclosed gardens to the side and rear in lawns, patio area, and loose pebbled walkways. Garden shed, boiler house with oil boiler, and PVC oil tank.

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All Measurements

All Measurements are Approximate.

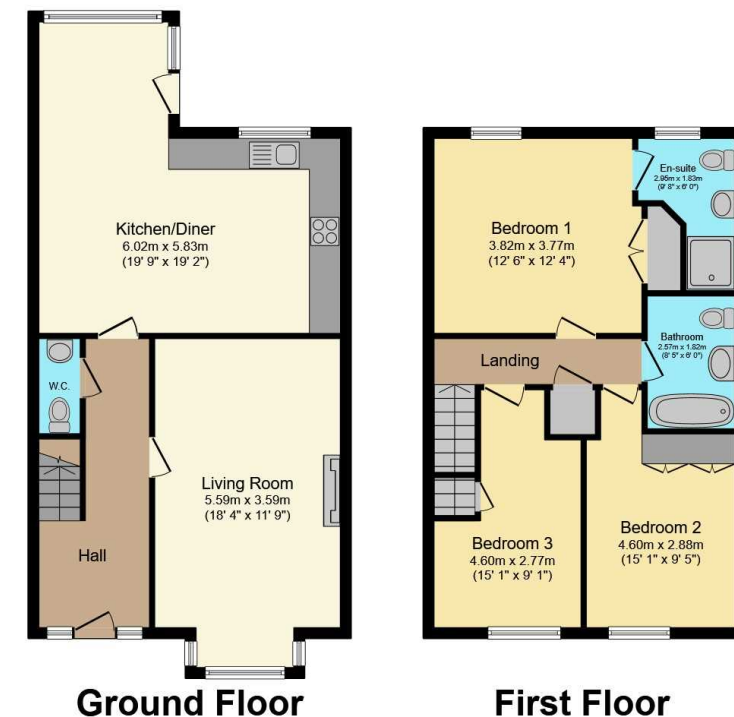
Laser Tape Clause

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 117.4 sq.m. (1,264 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

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