


1 Bridgelea Way, Conlig, County Down, BT23 7HN

Asking Price: £179,950

 **Reeds Rains**

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Asking Price: £179,950 To be advised

EPC Rating: B

Description

Situated in a residential cul de sac in the popular Bridgelea development this attractive semi-detached villa will appeal to first-time buyers and first-time movers.

The accommodation comprises of 3 bedrooms (master with ensuite shower room , spacious lounge, modern fitted kitchen with casual dining area, family bathroom with white suite and ground floor cloakroom with WC. Externally there is off-street parking and gardens to the front and enclosed to the rear in lawns and loose pebbled patio. Early viewing is highly recommended.

Entrance Hall

Composite double glazed front door, laminate wooden floor.

Lounge

14'8" x 11'5" (4.47m x 3.48m)

Laminate wooden floor, contemporary stone fireplace and hearth.

Kitchen / Dining

16'2" (4.93) x 10'5" (3.18) at widest
Single drainer stainless steel sink unit with pull out spray kitchen tap, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, gas boiler, ceramic tiled floor, part tiled walls, recessed spotlights. Open plan to a casual dining area with uPVC double glazed French doors to rear garden.

Cloakroom / WC

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

First Floor Landing

Linen cupboard. Access to roof space.

Bedroom 1

10'1" x 9'3" (3.07m x 2.82m)

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with tiled splashback, dual flush WC., ceramic tiled floor.

Bedroom 2

12'7" x 8'3" (3.84m x 2.51m)

Bedroom 3

7'5" x 6'8" (2.26m x 2.03m)

Built in cupboard.

Bathroom

6'8" x 6'4" (2.03m x 1.93m)

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

Outside

Loose pebbled driveway to off street parking.

Gardens

Front garden in lawns and shrubs.

Enclosed rear garden in lawns and loose pebbled patio area, garden shed, outside tap and light.

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All Measurements

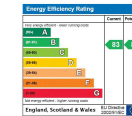
All Measurements are Approximate.

Laser Tape Clause

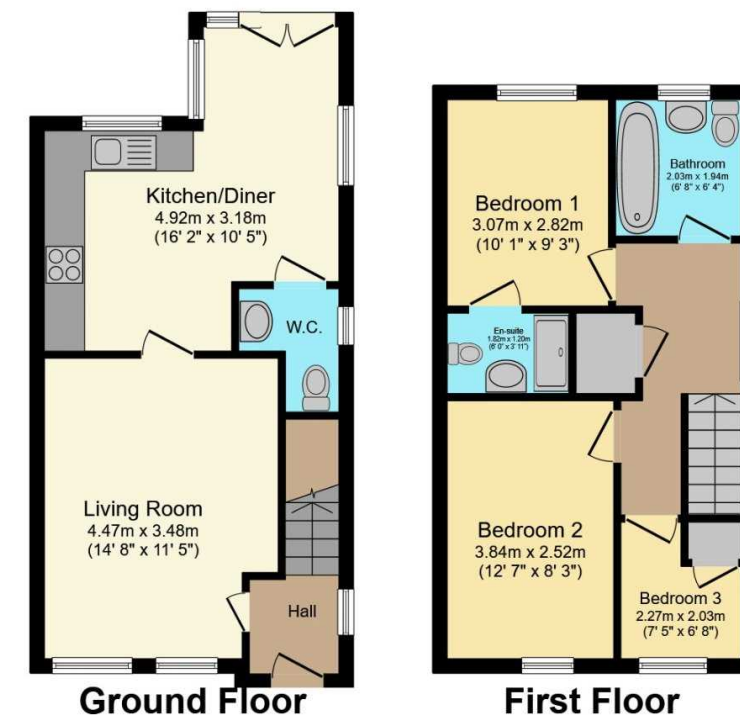
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 74.2 sq.m. (798 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).

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