

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

Asking Price: £180,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: B

Description

Located in a quiet residential cul de sac this well appointed semi detached villa will appeal to both the first time buyer and first time mover alike.

The accommodation comprises of a spacious lounge, modern fitted kitchen with integrated appliances and a cloakroom with WC on the ground floor. The first floor reveals 3 bedrooms and a luxury bathroom with a 4 piece white suite.

Externally there is excellent car parking space and neat well tended gardens to both the front and rear in lawns and patio.

All in all a beautifully presented home in an area where demand always outweighs supply.

Reception Hall

Double glazed front door.

Lounge

16'2" x 12'2" (4.93m x 3.7m)

Feature wooden fireplace with stone inset and hearth.

Kitchen / Dining

15'10" x 14'1" (4.83m x 4.3m)

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 gas hob, glass splashback, stainless steel chimney extractor fan, integrated washing machine, integrated tumble dryer, Gas fired boiler, integrated fridge freezer, ceramic tiled floor, recessed spotlights. Open plan to dining area with uPVC double glazed French doors to rear garden.

Cloakroom / WC

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

First Floor Landing

Linen cupboard.

Slingsby type ladder to roof space.

Roof space

Partially floored and light.

Bedroom 1

15'9" x 9 (4.8m x 9)

Bedroom 2

12'10" x 7'11" (3.9m x 2.41m)

Bedroom 3

9'2" x 7'6" (2.8m x 2.29m)

Built in robe.

Bathroom

Luxury white suite comprising: Panelled bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush WC, pedestal wash hand basin, wood effect ceramic tiled floor, part tiled walls, recessed spotlights, extractor fan and heated towel rail.

Outside

Tarmac driveway to excellent car parking space.

Gardens

Front garden in lawns.

Enclosed rear garden in lawns and patio area.

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All Measurements

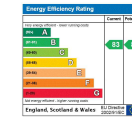
All Measurements are Approximate.

Laser Tape Clause

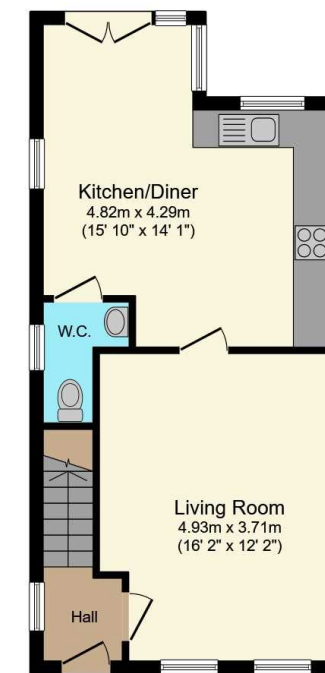
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

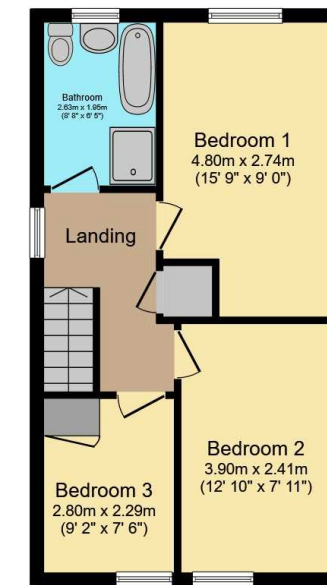
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 84.7 m² (912 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