

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**83 STONEBRIDGE AVENUE,
CONLIG, NEWTOWNARDS,**

OFFERS OVER £235,000

In the sought-after Stonebridge Avenue in Conlig, Newtownards, this charming semi-detached house offers great space and a fantastic finish internally and externally. Boasting three bedrooms and three bathrooms, this property is perfect for families or those who love to entertain guests.

Upon entering, you are greeted by a well-proportioned living room featuring an inviting open fireplace, ideal for cosy evenings with loved ones. The open plan kitchen and dining area is a highlight of this home, complete with a modern range of units, breakfast bar seating and a family area/sung.

Convenience is key with a ground floor guest WC and a first-floor family bathroom and the secure off-street parking adds an extra layer of comfort.

Situated in a prime location, residents can enjoy the best of both worlds with close proximity to the bustling towns of Newtownards and Bangor. This home has been well maintained throughout and is finished to a high standard. It will appeal to first time buyers and investors alike and early viewing is highly recommended!



Key Features

- Spacious Semi-Detached Property In Popular Location With Secure Off Street Parking
- Open Plan Kitchen/Dining Area With A Modern Range of Units And Family Area
- Ground Floor Guest WC And First Floor Family Bathroom
- Easily Maintained, Enclosed, Landscaped Rear Garden
- Well Proportioned Living Room With Open Fireplace
- Two Double Bedrooms, Master With Luxury Ensuite Shower Room
- Garage Converted Into Home Office And No Onward Chain
- Great Location With Close Proximity To Both Newtownards And Bangor



Accommodation

Comprises:

Entrance Hall

Tiled flooring.

Living Room

14'5" x 14'9"

Open fireplace with slate hearth, cast iron inset, painted wooden surround and wooden mantle, bay window.

Downstairs WC

White suite comprising vanity unit with mixer tap and storage, low flush w/c and tiled flooring.

Kitchen / Dining Room

18'6" x 19'9"

Modern range of high and low level shaker style units, wood layer work surfaces, double inset sink with mixer tap and drainer, plumbed for washing machine, integrated double fridge/freezer, integrated dishwasher, space for range cooker, wine fridge, larder cupboard, matt black 'Belling' extractor hood and fan, tiled flooring, recessed spotlights, partially tiled walls, ceramic tiled floor, space for informal dining, access to enclosed rear garden.

First Floor

Landing

Access to roof space, built in storage.

Bedroom 1

12'0" x 12'0"

Double bedroom, built in wardrobes.

En-Suite

Luxury white suite comprising walk-in shower enclosure with overhead shower, waterfall head and glazed screen, vanity unit with sink, storage and mixer tap, low flush w/c, recessed spotlights, tiled flooring, partially tiled walls, heated towel rail.

Bedroom 2

9'8" x 12'1"

Double bedroom.

Bedroom 3

4'2" x 14'8"

Built in storage.

Bathroom

White suite comprising panelled bath with mixer tap and overhead shower, glazed shower screen, low flush w/c, pedestal wash hand basin with mixer tap, recessed spotlights, vinyl flooring, partially tiled walls.

Outside

Front - Tarmac driveway for multiple vehicles, area in lawn, paved walkway. Rear - Enclosed landscaped garden with mature plants, shrubs and trees, outside tap, outside light, oil storage tank.

Garage

8'10" x 14'8"

Up and over door. Front storage area with stud wall separation. Rear utility area with high and low level units, stainless steel sink with mixer and drainer, laminate work surfaces, plumbed for washing machine and space for tumble dryer.



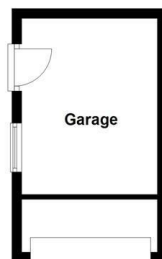
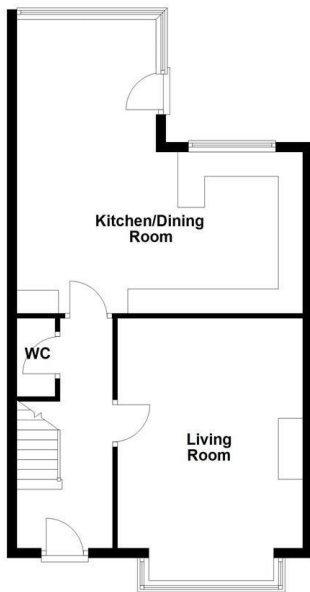




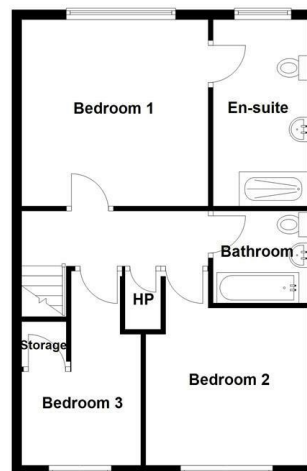




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanItUp.

83 Stonebridge Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		67	71
		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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