

17 Stonebridge Park, Conlig,  
County Down, BT23 7QW

**Asking Price: £180,000**

 **Reeds Rains**

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EPC Rating: D

### Description

This well presented modern end townhouse is situated off the Green Road in the popular Stonebridge development. It is ideally located between Bangor and Newtownards with easy access to commuter links and shopping facilities. This property should be viewed to be appreciated.

The accommodation downstairs consists of spacious lounge with feature fireplace, a well appointed kitchen with dining area plus cloakroom/WC.

On the first floor you will find a luxury bathroom with white suite and three well proportioned bedrooms.

Outside you have front and rear gardens and a large detached double garage.

All in all a wonderful home for first time buyers and families alike.

### Entrance Hall

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

### Lounge

15'9" x 11'5" (4.8m x 3.48m)

Contemporary wooden fireplace with slate inset and hearth, solid light oak wooden floor, recessed low voltage spotlights, glazed double doors with bevelled glass.

### Kitchen / Dining

15'9" x 12'9" (4.8m x 3.89m)

Single drainer one and a half luxury stainless steel sink unit with mixer taps, additional range of excellent high and low level units, laminate work surfaces, concealed lighting, glazed display cabinet, built in Hotpoint oven, four ring ceramic hob, stainless steel chimney

extractor fan, plumbed for dishwasher, ceramic tiled floor, open to dining area, UPVC double glazed door to garden.

### Cloakroom / WC

White suite, low flush w/c, pedestal wash hand basin, ceramic tiled floor, extractor fan.

### First Floor Landing

Hot press on landing, storage above.

### Bedroom 1

17 x 8'8" (17 x 2.64m)

Double built in robes, mirrored sliding doors, recessed low voltage spotlights.

### Bedroom 2

11'6" x 7'10" (3.5m x 2.4m)

### Bedroom 3

7'11" x 7'6" (2.41m x 2.29m)

Built in storage.

### Bathroom

Modern white suite comprising: Panelled bath with mixer taps and Electric shower, vanity unit with mixer taps, dual flush WC.

### Outside

Large tarmac driveway with ample car parking and solid wood handcrafted timber gates leading to a detached double garage.

### Detached Double Garage

20'1" x 15'10" (6.12m x 4.83m)

Electric roller door, power and light, plumbed for washing machine and sink.

### Gardens

Front garden in lawns and shrubs.

Enclosed rear garden in lawns and additional artificial lawn area, boiler house, oil fired boiler, outside lights and tap, PVC oil tank.

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All Measurements

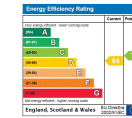
All Measurements are Approximate.

Laser Tape Clause

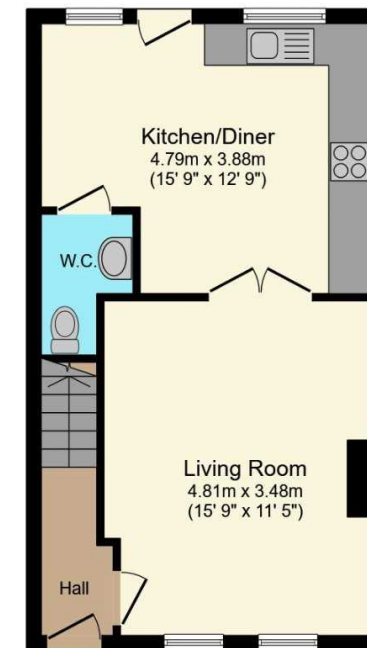
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

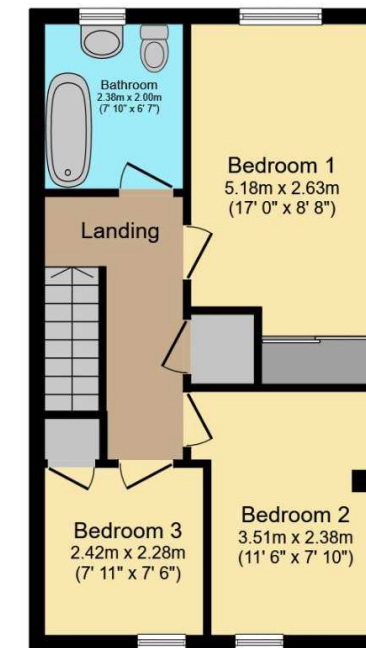
Measurements are approximate. Not to Scale. For illustrative purposes only.



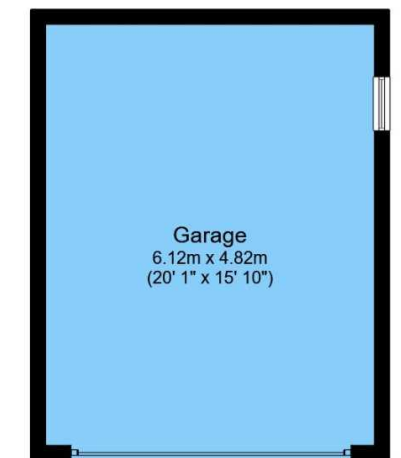
For full EPC please contact the branch.



Ground Floor



First Floor



Garage

Total floor area 111.8 m<sup>2</sup> (1,203 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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