

25 Summerfield, Conlig, BT23 7RA
Asking Price: £170,000

 Reeds Rains

reedsrains.co.uk

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Asking Price: £170,000

EPC Rating: C

Description

Sold with no onward chain this deceptively spacious townhouse is located in a quiet residential cul de sac in the popular Summerfield in Contig. Built by Dunlop homes this property offers a spacious lounge, fitted kitchen with casual dining area and cloakroom with WC on the ground floor. The first floor reveals 3 bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing the property offers 2 dedicated car parking spaces to the front and a low maintenance rear garden in paved patio. This excellent location offers ease of access to both Bangor and Newtownards and early viewing is highly recommended.

Entrance Porch

uPVC double glazed front door.

Entrance Hall

Cloakroom / WC

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

Lounge

17'5" x 12'6" (5.3m x 3.8m)
Contemporary wooden fireplace with slate hearth.

Kitchen / Dining

13'1" x 9'9" (4m x 2.97m)
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, extractor fan and canopy, plumbed for washing machine, integrated fridge freezer, gas fired boiler, part tiled walls, ceramic tiled floor, casual dining area, uPVC double glazed French doors to

rear garden.

First Floor Landing

Access to roof space, Airing cupboard.

Bedroom 1

13.8 x 13'1" (13.8 x 4m)

Bedroom 2

13'1" x 9'11" (4m x 3.02m)

Built in robe.

Bedroom 3

10'5" x 8 (3.18m x 8)

Laminate wooden floor.

Bathroom

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

Outside

Brick paved driveway with parking for 2 cars.

Gardens

Enclosed rear garden in loose and paved patio. Outside tap and light.

NB

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil

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All Measurements

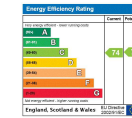
All Measurements are Approximate.

Laser Tape Clause

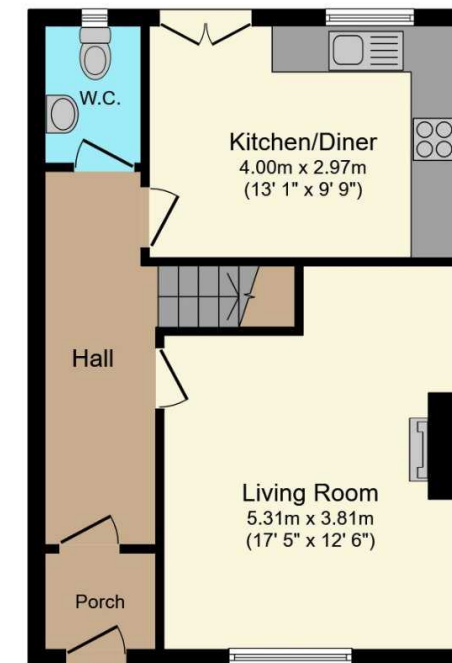
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

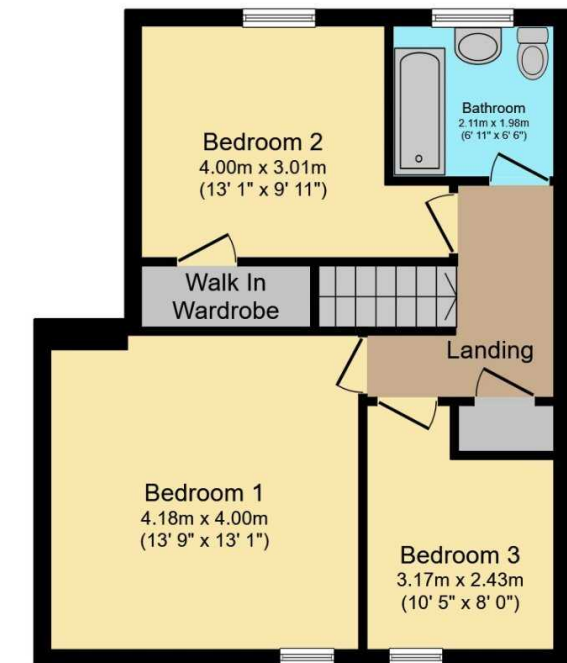
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 91.4 m² (984 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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