

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 STONEBRIDGE GREEN,
CONLIG, BT23 7QZ**

OFFERS AROUND £165,000

Located in the highly sought-after Stonebridge area of Conlig, Newtownards, this attractive semi-detached home offers generous accommodation and a high standard of finish both internally and externally. With two well-proportioned bedrooms and downstairs W.C and upstairs bathroom, this property is ideally suited to families, first-time buyers, or those seeking a quality home in a popular residential location.

On entering the property, you are welcomed into a bright and spacious living room, complete with an open fireplace, wood laminate flooring, modern kitchen and dining area. The kitchen is well equipped with a range of fitted units, built-in oven and hob, and provides access to a convenient ground-floor guest WC.

The first floor comprises two bedrooms, one of which benefits from built-in storage, along with a modern family bathroom featuring a white suite.

Externally, the property enjoys a driveway to the rear providing off-street parking, while the rear boasts a spacious, fully enclosed South facing garden, ideal for outdoor entertaining or family use. Additional benefits include oil-fired central heating and uPVC double-glazed windows throughout.



Key Features

- Semi-Detached Property In A Popular Location With Off Street Parking
- Open Plan Modern Kitchen/Dining With Space For Appliances
- Ground Floor Guest WC And First Floor Family Bathroom Suite
- Easily Maintained, South Facing Enclosed Rear Garden And Driveway To Rear
- Spacious Living Room With Open Fireplace And Dual Aspect Windows
- Two Well Proportioned Bedrooms Situated On The First Floor
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Great Location Close To Both Newtownards And Bangor



Accommodation

Comprises:

Entrance Hall

Wood laminate floor.

Living Room

14'03 x 14'02

Open fireplace with ceramic mantle, tiled surround and hearth, dual aspect, bay window and wood laminate floor.

Kitchen

14'01 x 9'0

Modern range of high and low level units with laminate work surfaces, inset stainless steel sink unit with mixer tap, built-in under oven and four ring electric hob, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher, wood laminate floor, part tiled walls and door to rear garden.

Guest W.C

White suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush w.c, tiled flooring.

First Floor

Landing

Access to hot press.

Bedroom 1

13'8" x 9'5"

Double room with dual aspect windows and built in storage.

Bedroom 2

7'1" x 9'4"

Double room with dual aspect windows.

Shower Room

Modern white suite comprising panelled bath with mixer tap, overhead shower, and glass shower screen, pedestal wash hand basin with mixer tap, low flush w.c, tiled walls and tiled flooring.

Outside

Front: Area in lawn and stone, paved walkway and mature hedging.
Rear: Tarmac driveway with space for multiple vehicles, South facing, enclosed, paved walkway, brick patio area, oil tank, space for shed, outside tap and light.



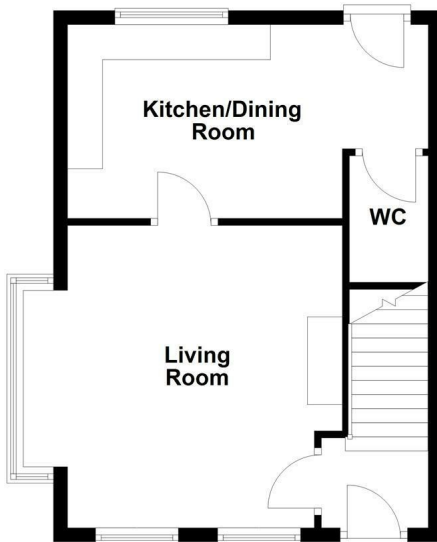




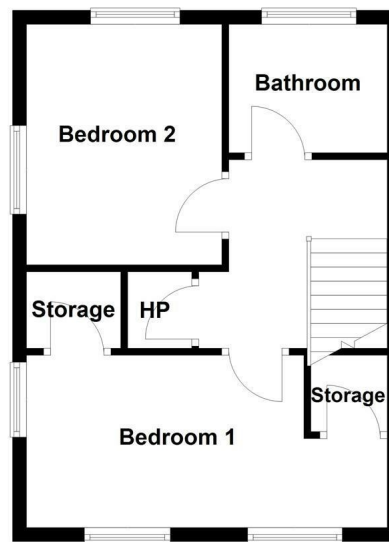




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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