

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**116 STONEBRIDGE  
AVENUE, CONLIG,**

**OFFERS OVER £254,950**



This charming, well proportioned detached home is located in the popular Stonebridge development in Conlig. Boasting three generous double bedrooms and three bathrooms, this property is perfect for growing families and benefits from its close proximity to local amenities, schools, and transport links to Newtownards and Belfast.

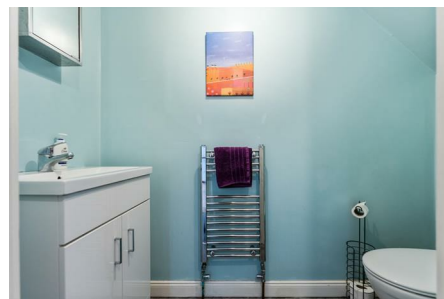
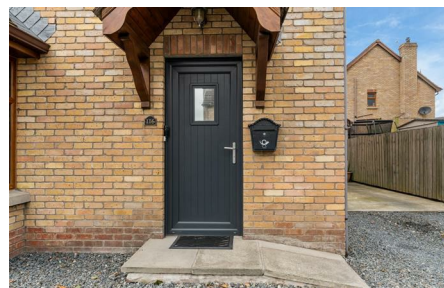
The property internally offers bright and spacious family accommodation opening into an entrance hall, beautiful lounge with feature fireplace and modern fitted kitchen with an excellent range of units and opens onto a dining/living area with door to the rear garden. The first floor comprises three good size bedrooms, master with en suite shower room, modern family bathroom suite and access to converted roof space.

Outside, this property benefits from a detached garage with plumbing for washing machine and tumble dryer, easily maintained rear garden, and stone driveway to the front. This home is a must view for any family wanting modern accommodation in a prime location. View now to avoid disappointment.



## Key Features

- An Excellent Detached Family Home In A Prime Residential Location
- Open Plan Kitchen/Living/Dining, Kitchen With Integrated Appliances
- Ground Floor Guest Toilet Suite And First Floor Family Bathroom
- Parking To Front, Enclosed Rear Garden And Detached Garage
- Well Proportioned Living Room With Open Fireplace And Bay Window
- Three Generous Double Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises:

#### Entrance Hallway

Wood laminate floor.

#### Living Room

14'66 x 15'0

Open fireplace with tile hearth, tile surround and wooden mantle, bay window and vinyl floor.

#### Kitchen/Dining Room

15'07 x 20'07

Modern range of high and low level units, solid wood work surfaces, inset stainless steel sink unit with mixer tap and drainer, integrated appliances to include; dishwasher, double oven and 5 ring gas hob, larder cupboard, extractor fan, wood laminate flooring, recessed spotlights, space for dining, access to enclosed rear garden.

#### Snug

8 x 12'09

Wood laminate floor and recessed spotlights.

#### W.C

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush w/c, extractor fan and vinyl floor.

#### First Floor

#### Landing

#### Bedroom 1

14'02 x 10'02

Double room.

#### En-Suite

White suite comprising shower enclosure with overhead electric shower and sliding glass doors, pedestal wash hand basin with mixer tap, low flush w/c, recessed spotlights and vinyl flooring.

#### Bedroom 2

8'01 x 10'04

Double room.

#### Bedroom 3

13'00 x 7'08

Double room.

#### Bathroom

#### Second Floor

#### Office/ Play Room

7'05 x 19'01

Built in storage and recessed spotlights.

#### Garage

12'09 x 19'10

Roller shutter door, 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.

#### Outside

Front - Stone driveway for multiple vehicles, area in artificial lawn, paved walkway.

Rear - Enclosed garden with mature trees, artificial lawn, outside tap, outside light, oil storage tank.

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.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)













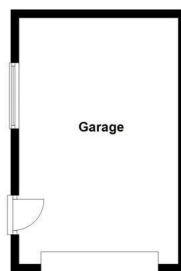




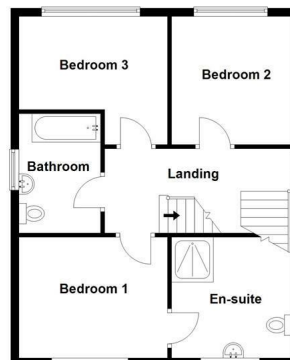




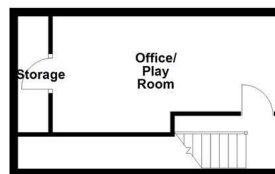
Ground Floor



First Floor



Second Floor



#### Energy Efficiency Rating

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

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark