

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 STONEBRIDGE DRIVE,
CONLIG, NEWTOWNARDS,**

OFFERS AROUND £199,950

Located in the sought-after Stonebridge Lane area of Conlig, Newtownards, this well-presented semi-detached home offers excellent accommodation with a modern finish throughout, making it ideal for families or first-time buyers alike.

The ground floor comprises an entrance hall leading to a bright and well-proportioned living room, enhanced by the stylish herringbone flooring. The spacious kitchen provides a modern range of high and low level units, integrated oven and hob, black composite sink unit, and ample space for dining. Additional conveniences include recessed spotlighting, tiled flooring, and access to the rear garden and a ground floor WC.

On the first floor, there are three well-proportioned bedrooms, all benefiting from herringbone-effect laminate flooring, along with a modern family bathroom featuring a white suite, bath with overhead rainfall shower, digital shower control panel, vanity unit with storage, feature radiator and recessed spotlighting.

Externally, the property offers a front garden laid in lawn with tarmac driveway, while the enclosed rear garden provides a mix of stone and decked seating areas, ideal for outdoor entertaining and family use.

This attractive home combines modern living with a convenient location and early viewing is highly recommended.



Key Features

- Semi-Detached Property In Popular Location With Off Street Parking
- Open Plan Kitchen/Dining With Space For Appliances & Door To Rear
- Ground Floor Guest WC And First Floor Family Bathroom Suite
- Easily Maintained And Enclosed Rear Garden And Driveway To Front
- Spacious Living Room With Feature Fireplace And Herringbone Flooring
- Three Well Proportioned Bedrooms Situated On The First Floor
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- A Sought After Location Close To Both Newtownards And Bangor



Accommodation

Comprises:

Entrance Hall

Living Room

15'05 x 12'09

Wood effect mantle, tiled hearth, herringbone flooring.

Kitchen

16'01 x 10'04

Modern range of high and low level units, laminate worktops, inset black composite sink unit with mixer tap, integrated oven and hob, extractor fan, space for; dishwasher, washing machine and fridge freezer, recessed spotlighting, tile flooring, space for dining, door to rear garden.

WC

Modern white suite comprising low flush wc, vanity unit with mixer tap and storage, chrome feature radiator, panelled walls, tile flooring.

First Floor

Landing

Bedroom 1

13'04 x 8'09

Herringbone effect laminate flooring.

Bedroom 2

12'06 x 8'08

Herringbone effect laminate flooring.

Bedroom 3

6'10 x 7'11

Herringbone effect laminate flooring.

Bathroom

Modern white suite comprising tiled bath with mixer tap, handheld shower and overhead rainfall shower, part tiled walls, digital shower control panel, vanity unit with mixer tap and storage, low flush wc, feature radiator, panelled ceiling, recessed spotlighting, laminate flooring.

Outside

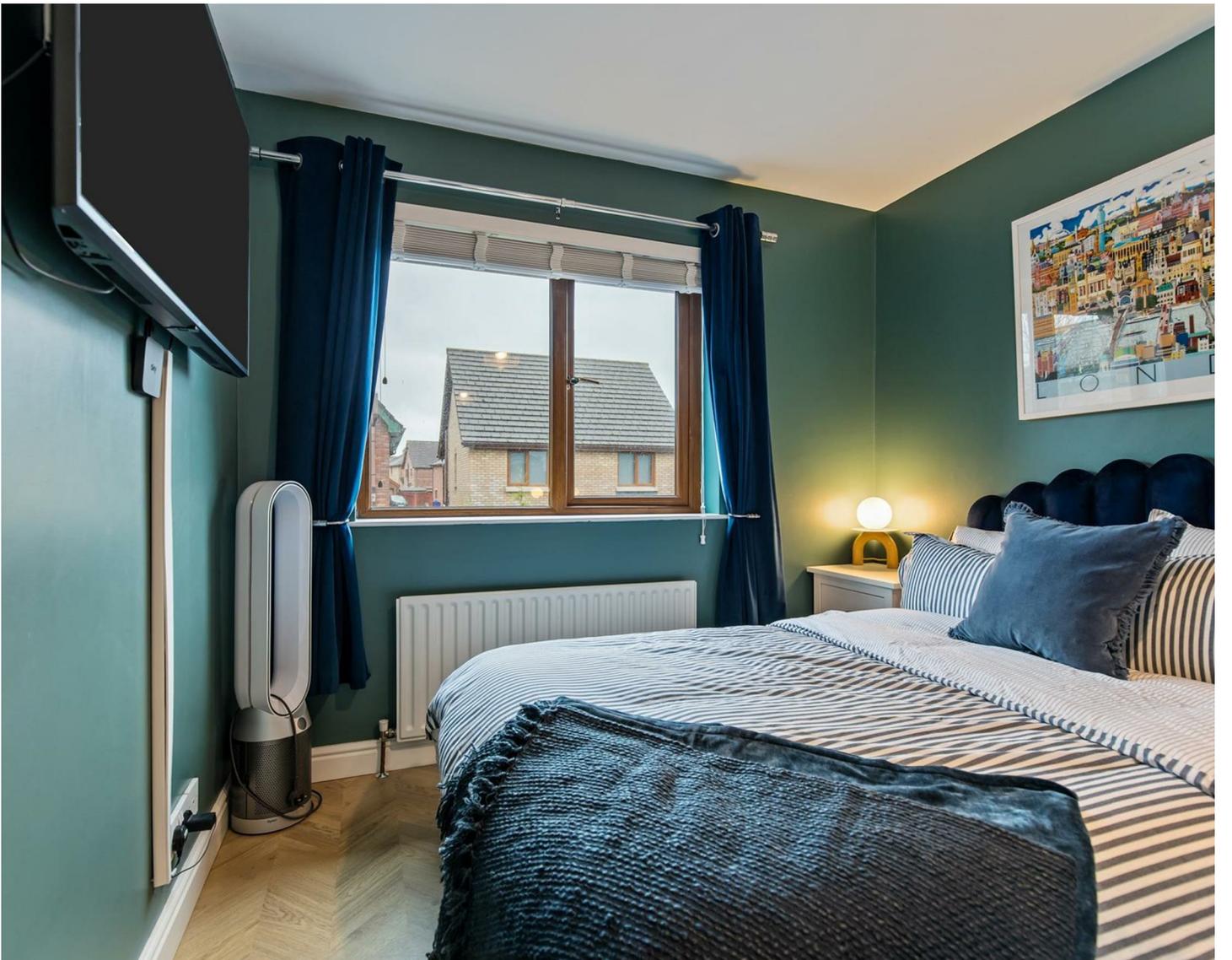
Front garden in lawn, tarmac driveway. Enclosed rear garden with area in stone and decked seating area, outside sockets, outside tap, space for shed.

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



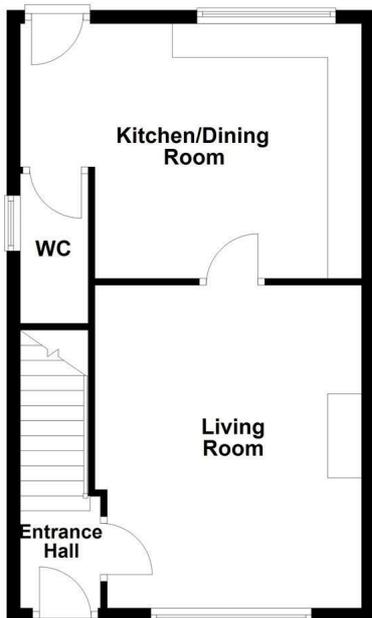




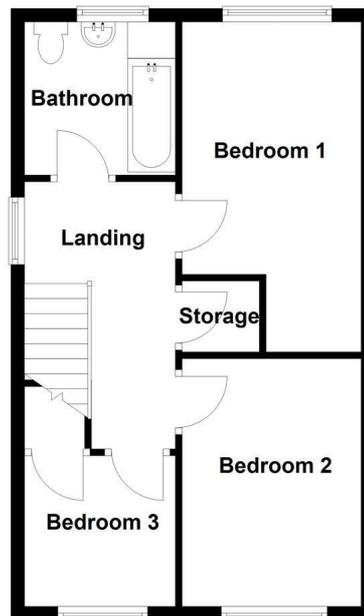




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(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.

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