



ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



THE FREYA, SITE 30 BAILEY  
LEA, CONLIG, BANGOR,

ASKING PRICE £225,000

Welcome To Bailey Lea! Introducing a thoughtfully designed selection of townhouses, semi detached, and detached homes in the charming setting of Conlig, Bangor.

Nestled on Green Road, a mature residential area celebrated for its easy access to Bangor’s vibrant town centre, picturesque countryside, and scenic coastline, Bailey Lea perfectly blends modern living with everyday convenience. Whether you’re a first-time buyer, a professional, part of a growing family, or looking to downsize, Bailey Lea offers the ideal combination of comfort, style, and sustainability, tailored to suit your lifestyle.

\*\* Images shown are of a different house type within the same development.

BUILT FOR LIFE'S FINEST MOMENTS

The floor plan for 'The Freya' townhouse is divided into two main sections: the Ground Floor on the left and the First Floor on the right. The Ground Floor includes a Living Room with a sofa and coffee table, a Kitchen/Dining area with a dining table and chairs, and a WC. The First Floor includes two Bedrooms (Bedroom 1 and Bedroom 2), a Bathroom, and a Linen closet. Stairs lead up from the Living Room to the First Floor.

### THE FREYA

Three Bedroom Townhouse  
 1,053 sq ft

GROUND FLOOR

Kitchen/Dining	18' 2" x 11' 3"
Lounge	17' 4" x 10' 8"
WC	5' 5" x 3' 3"

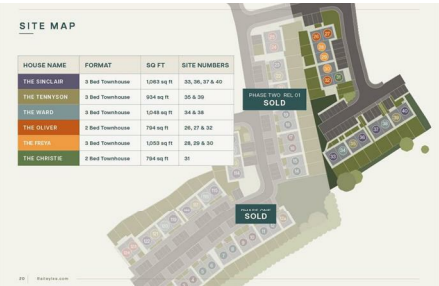
FIRST FLOOR

Bedroom 1	15' 7" x 9' 11"
Bedroom 2	13' 0" x 9' 6"
Bedroom 3	9' 4" x 7' 11"
Bathroom	8' 4" x 7' 0"
Linen	3' 7" x 3' 0"

Site nos. 28, 29 & 30

17

# Key Features



## SPECIFICATION LIST:

### KITCHEN & UTILITY

- High-quality units with a choice of worktop, doors and handles.
- Matching upstands to worktop.
- Integrated appliances to include electric hob, electric oven, extractor fan, fridge/freezer, dishwasher and washer/dryer.
- Concealed under unit lighting in kitchen.

### BATHROOM & WC

- Contemporary white sanitary ware with chrome fittings.
- Separate shower in the bathroom (where applicable) or a shower over the bath.
- Chrome towel radiators.

### CARPET & TILING

- Carpet to lounge, stairs, landing and all bedrooms.
- Floor tiling to hall, kitchen, utility, cloakroom and bathroom.
- Wall tiling to shower enclosures, around the bath and splashbacks to all wash hand basins.

### HEATING

- Gas fired central heating.
- Energy efficient boiler fitted which provides hot water on demand.
- Thermostatically controlled radiators fitted throughout.

### INTERNAL FEATURES

- Fitted with a Ring doorbell.
- Panelled internal doors with quality ironmongery.
- Walls, ceilings, doors and woodwork painted throughout.
- Generous electrical specification to include power points, TV points to all bedrooms and phone points.
- Downlights to the kitchen, WC and bathroom.
- Smoke, heat & carbon monoxide detectors.

### EXTERNAL FEATURES

- Extensive landscaping throughout the development.
- Paved patio areas.
- Hedging and painted railings to selected sites.
- Lawns laid in turf to rear and front gardens, where applicable.
- External water tap.
- High-quality front door and uPVC windows.
- Houses finished with mix of brick and coloured render.
- Subtle use of sandstone corbelling to selected house types.

### SUSTAINABLE FEATURES

- All houses fitted with Solar with optional extras available on request.

### WARRANTY

- All homes come with a 10-year NHBC Warranty.

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

Kitchen/Dining 18' 2" x 11' 3"

Lounge 17' 4" x 10' 8"

WC 5' 5" x 3' 3"

### FIRST FLOOR

Bedroom 1 15' 7" x 9' 11"

Bedroom 2 13' 0" x 9' 6"

Bedroom 3 9' 4" x 7' 11"

Bathroom 8' 4" x 7' 0"

Linen 3' 7" x 3' 0"

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)





















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>England &amp; Wales</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.

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

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**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
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**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



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