

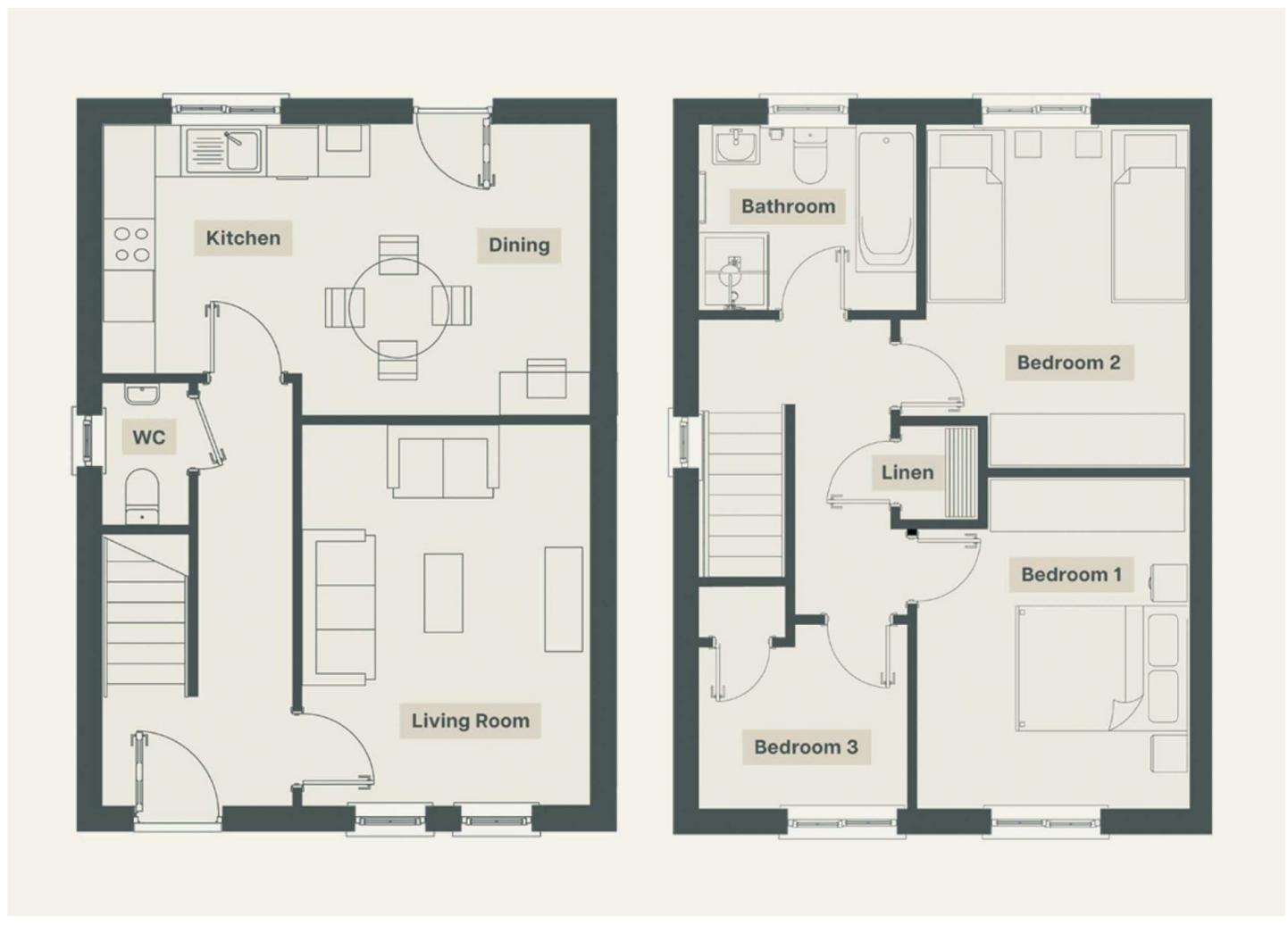


**THE SINCLAIR, SITE 33  
BAILEY LEA, CONLIG,**

**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.



# 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 COMPRISSES:

### GROUND FLOOR

Kitchen 9' 6" x 7' 7"  
Dining 11' 0" x 10' 11"  
Lounge 14' 6" x 10' 11"  
WC 5' 5" x 3' 3"

### FIRST FLOOR

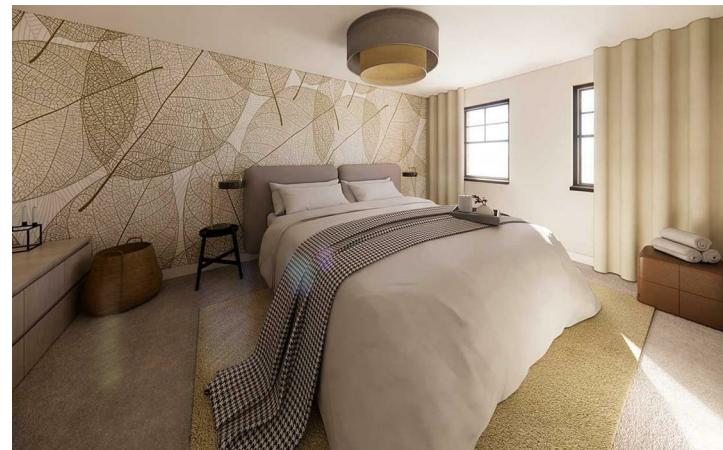
Bedroom 1 12' 7" x 10' 4"  
Bedroom 2 12' 12" x 9' 12"  
Bedroom 3 7' 11" x 6' 1"  
Bathroom 8' 3" x 7' 3"  
Linen 3' 7" x 2' 11"

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.

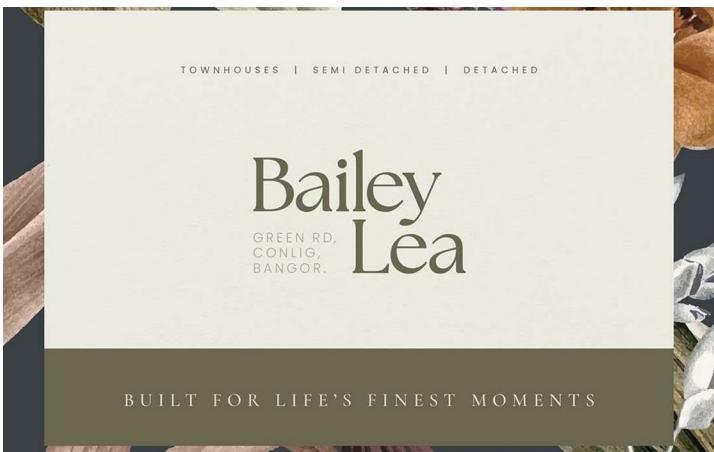
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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

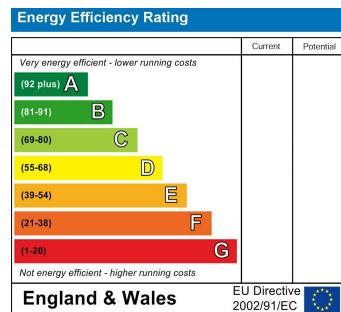
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)











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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