



29 STONEBRIDGE GREEN

Conlig Newtownards
BT23 7QZ

- Well Presented Extended Semi
- 3 Bedrms (Ensuite)
- Spacious Lounge
- Modern Charcoal Kitchen Open Plan to Sun Room
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Detached Garage
- Corner Site
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £239,950

29 Stonebridge Green

Conlig, Newtownards, BT23 7QZ



ACCOMMODATION

Composite entrance door with double glazed side panels into ...

ENTRANCE HALL

Laminated wood floor.

WASH ROOM

Comprising: Pedestal wash hand basin with mixer tap and splash back. W.C. Built-in extractor fan.

LOUNGE

19'6" into bay x 11'11" (5.94m into bay x 3.63m)
Open fireplace with granite surround and hearth, wood mantel. Laminated wood floor.

KITCHEN/DINING AREA

19'1" x 9'11" (5.82m x 3.02m)
Range of charcoal grey high and low level cupboards and drawers with roll edge work surfaces. Built-in Russell Hobbs 5 ring gas hob and double oven under. Extractor canopy with integrated fan and light. Franke

11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Concealed lighting. 4 Downlights. LVT flooring. Open plan to ...

SUN ROOM

8'8" x 7'8" (2.64m x 2.34m)
LVT flooring. uPVC double glazed patio doors leading to rear. 6 Downlights.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1

12'10" at widest point x 10'6" (3.91m at widest point x 3.20m)

ENSUITE

Comprising: Corner shower with thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. 3 Downlights.

BEDROOM 2

12'4" x 10'9" (3.76m x 3.28m)

BEDROOM 3

12'4" x 7'10" at widest point (3.76m x 2.39m at widest point built-in wardrobe)

Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. 3 Downlights.

OUTSIDE

DETACHED GARAGE

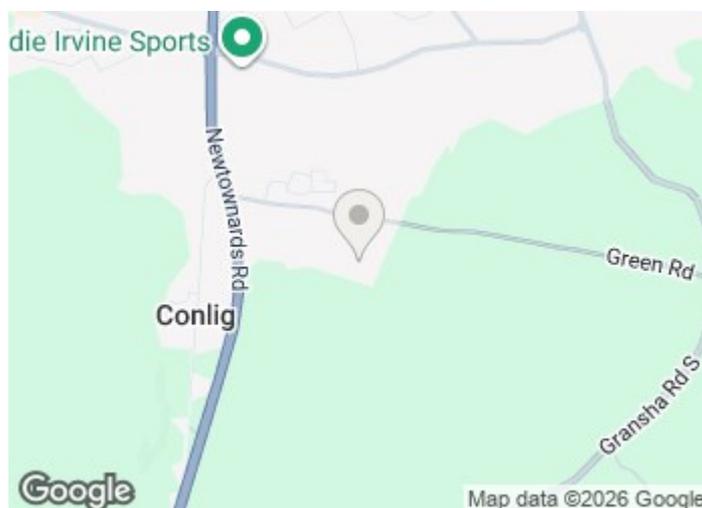
19'11" x 9'11" (6.07m x 3.02m)
Roller door. Light and power.

FRONT

Garden in lawn. Light.

REAR

Garden in artificial grass and in lawn. 2 Paved patio areas. Tap. Lights. PVC oil tank.

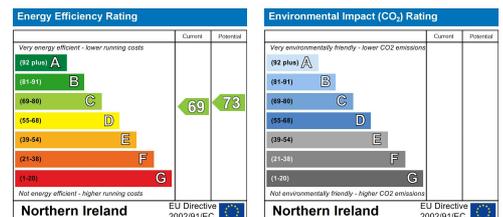


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark