

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 TOWER ROAD, CONLIG, NEWTOWNARDS, BT23
7PN**

OFFERS AROUND £144,950

It is with pleasure that Ulster Property sales present for sale this exceptional semi-detached villa located within the heart of the very popular village of Conlig. Located within walking distance of the renowned Clandeboyne Golf Club and bus links to Bangor and Newtownards this appealing home has been offered for sale by its present careful owner to an exacting standard and is sure to appeal to even the most discerning of purchasers!

Upon inspection viewers will immediately appreciate the welcoming entrance hall with its wooden laminate flooring a theme which is continued into the comfortable lounge with its feature open hole in the wall fireplace and pleasing outlook to the well tended south facing front garden. The well proportioned kitchen/breakfast area benefits from an attractive range of high and low level units, an extractor fan, integrated 4 ring hob and oven, tiled flooring and part tiled walls. Viewers will be further enticed by the very practical rear porch/cloakspace which also enjoys tiled flooring.

At first floor level the home boasts a traditional 3 bedroom layout all of which provides built-in wardrobes and special mention must be made of the excellent 3 piece white shower room with panelled walls, tile effect wooden laminate flooring and a feature wall mounted heated towel rail.

Perhaps the most striking feature of this fine home however is the marvelous site on which it is positioned. The enclosed front garden has a selection of plants and shrubs and a manageable lawn, and to the rear there is an extensive enclosed fenced garden ideal for the growing family, again laid in lawn and with a very useful 2 part garden shed.

We feel sure that your perusal of this fine home will result in an instant attraction!



Key Features

- Exceptional Semi Detached Villa
- Well Appointed Kitchen/Breakfast Area
- Oil Fired Central Heating System
- Generous and Well Tended Gardens
- 3 Bedrooms & 1+ Reception
- Excellent 3 Piece White Shower Room
- Double Glazing
- Garden Shed



ACCOMMODATION

uPVC leaded double glazed entrance door.

ENTRANCE HALL

Wooden laminate flooring. Double panel radiator.

LOUNGE

13'9" max x 12'11" max
Wooden laminate flooring. White uPVC double glazed windows. Feature hole in the wall fireplace with tiled hearth (not presently in use), railway sleeper style mantel. Wooden laminate flooring. 2 Double panel radiators.

KITCHEN/BREAKFAST AREA

12'9" max x 9'7" max
Attractive range of high and low level units with roll edge work surfaces. 1 1/4 bowl stainless steel sink unit with mixer taps. Extractor fan. Integrated 4 ring hob and oven. Integrated fridge/freezer. Plumbed for washing machine. Double panel radiator. Part tiled walls. Tiled floor. White uPVC double glazed windows.

SPACIOUS REAR PORCH/CLOAK SPACE

Tiled floor. White uPVC double glazed door to rear.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace. Built-in hotpress with lagged copper cylinder and shelving.

BEDROOM 1 (Front)

11'8" max x 11'5" max into recess

White uPVC double glazed windows. Built-in wardrobe. Single panel radiator.

BEDROOM 2 (Rear)

11'6" x 9'8"

White uPVC double glazed windows. Single panel radiator. Built-in wardrobe.

BEDROOM 3 (Front)

8'7" max x 8'6" max

White uPVC double glazed windows. Single panel radiator. Built-in wardrobe.

SHOWER ROOM

White suite comprising: Low flush W.C. Panelled shower cubicle with Mira Electric shower. Sliding shower door. Vanity unit with inset basin and mixer tap. Tile effect laminate flooring. Panelled walls. White uPVC double glazed window. Panelled ceiling. Downlights. Extractor fan. Wall mounted heated towel rail.

OUTSIDE

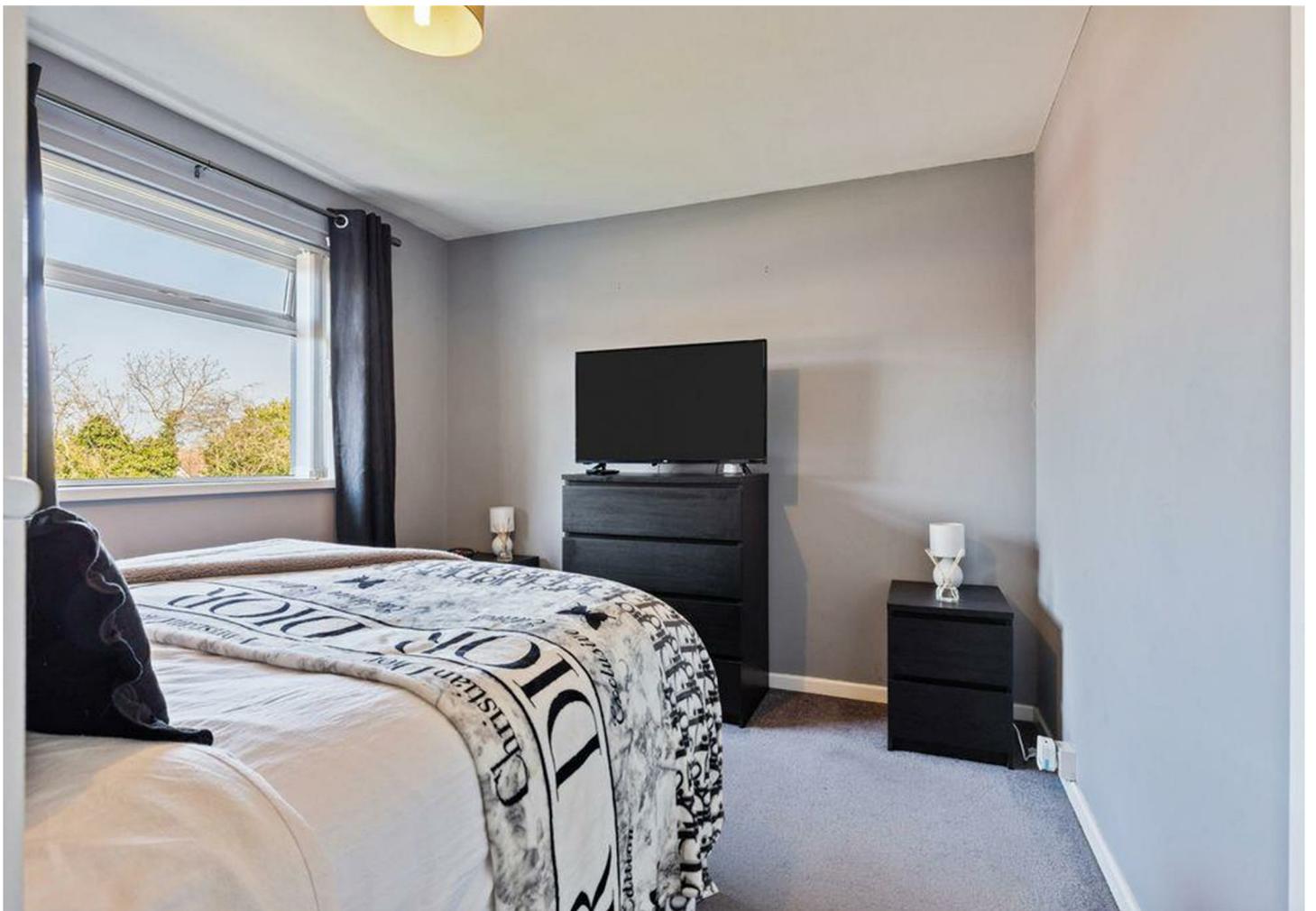
ENCLOSED FRONT

Garden laid in lawn with plants and shrubs. Concrete path. Wooden gate to side and rear.

ENCLOSED SIDE & REAR

Garden laid in lawn. Part recessed PVC oil tank. Boiler house. Outside tap. Security light point. Paved path. Paved patio area. 2 part wooden garden shed.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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 9127 1185.

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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