

# 45 Bridgelea Avenue Newtownards, BT23 7HX

*Offers over £240,000*



**VICTORIA**  
**PINKERTON**

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# Modern Three Bedroom Detached Home In Popular Conlig Area

Located in the popular area of Conlig, Newtownards, this promising three-bedroom detached house at 45 Bridgelea Avenue offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that seamlessly flows into an open-plan kitchen and dining area, creating an ideal space for both entertaining and family gatherings. The living area is bathed in natural light, thanks to the French doors that lead out to a lovely

patio and back garden, perfect for enjoying the outdoors.

The ground floor also features a convenient WC, enhancing the practicality of the home. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed to cater to the needs of the household.

This property benefits from gas-fired central heating, ensuring warmth and comfort throughout the year. Additionally, the front of the house boasts a driveway, providing off-street parking for your convenience.

With its inviting layout and desirable location, this detached house is an excellent opportunity for families or individuals seeking a welcoming home in a friendly community. Do not miss the chance to make this lovely property your own.

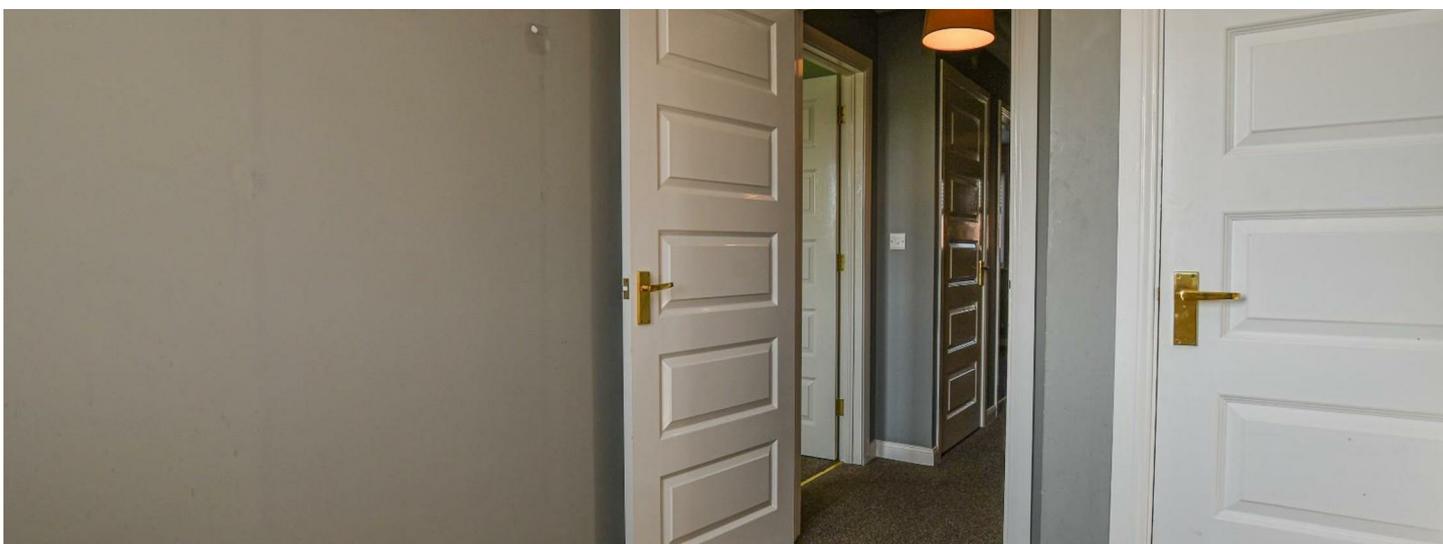




## PROPERTY FEATURES

- Located In The Popular Area Of Conlig, Newtownards
- Spacious Reception Room Welcomes You Upon Entry From The Hall
- Convenient Ground Floor WC Adds Practicality
- Gas-Fired Central Heating And Driveway With Off-Street Parking
- Three-Bedroom Detached House On Bridgelea Avenue
- Open-Plan Kitchen And Dining Area Ideal For Entertaining
- Three Well-Proportioned Bedrooms On The First Floor
- Offers A Perfect Blend Of Comfort And Modern Living
- French Doors Allow Natural Light And Access To Patio And Garden
- Family Bathroom Designed To Meet Household Needs







## PROPERTY MEASUREMENTS

Hallway	6'7 x 3'10
Living Room	15'9 x 11'11
Kitchen	15'6 x 17'1
Toilet	4'6 x 5'7
Bedroom 1	15'7 x 8'8
Bedroom 2	12'9 x 7'9
Bedroom 3	7'5 x 8'6
Storage	3'8 x 2'6
Bathroom	6'5 x 7'9
Landing	11'8 x 7'5
Storage	3'1 x 3'1

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold  
 Service Charge - Understood To Be £50 Per Annum  
 Rates - Understood To Be £1,288 Per Annum

### Directions

Located off the Green Road

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

WHAT3WORDS: ///clown.client.curiosity

**Bangor & Donaghadee**  
 125 Main Street, Bangor BT20 4AE  
 028 9147 9393

**Ballyholme**  
 88a Groomsport Road, Bangor BT20 5NF  
 028 9147 9444

**Comber & Ards**  
 7a The Square, Comber BT23 5DX  
 028 9140 4100

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