



Bridgelea Lane, Conlig,

**Offers in the region of
£139,950**



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Bridgelea Lane, Conlig, Newtownards, County Down

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Situated in a residential cul de sac in the popular Bridgelea development this attractive semi-detached villa will appeal to first-time buyers and first-time movers. The accommodation comprises of 3 bedrooms, spacious lounge, modern fitted kitchen with casual dining area, family bathroom with white suite and ground floor cloakroom with WC. Externally there is off-street parking and gardens to the front and enclosed to rear in lawns and decking. Sold with no onward chain we have no hesitation in recommending immediate viewing of this excellent home.

ENTRANCE HALL

Upvc double glazed front door, double glazed side panels.

LOUNGE

5.61m (into bay) x 0.30m (3) (18'5" (into bay) x 1'0" (3))
Bay window, laminate wooden floor, modern fireplace with granite inset and hearth.

KITCHEN

4.85m x 3.15m (15'11" x 10'4")
Single drainer stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low-level units, built-in oven, 4 ring gas hob, stainless steel chimney extractor fan, gas fired boiler, plumbed for dishwasher, plumbed for washing machine, ceramic tiled floor, upvc double glazed door to garden.

CLOAKROOM/WC

White suite, dual flush wc, pedestal wash hand basin.



For full EPC please contact the branch

FIRST FLOOR LANDING

Airing cupboard, loft access.

BEDROOM ONE

4.44m x 2.64m (14'7" x 8'8")

BEDROOM TWO

3.71m x 2.34m (12'2" x 7'8")

BEDROOM THREE

2.46m x 2.39m (8'1" x 7'10")

BATHROOM

White suite, panel bath with mixer taps, thermostatically controlled shower unit, telephone hand shower, low flush WC, pedestal wash hand basin, ceramic tiled floor, partly tiled walls, recessed low voltage spotlights, extractor fan, stainless steel heated towel rail.

OUTSIDE

Front garden in lawns, loose pebble driveway to car parking space.

GARDENS

Enclosed rear garden in lawns, outside tap and light, loose pebbles patio area, raised timber deck.

EPC

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

