



Breezemount Rise, Conlig,
Offers in the region of £75,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Breezemount Rise, Conlig, Newtownards, County Down

Offers in the region of £75,000

Located off Green Road close to shops and public transport links this 2 bedroom apartment will suit both first-time buyers and investors alike. The property is well presented throughout with a modern fitted kitchen, bathroom with white suite, and the installation of both gas heating and double glazing. Externally there is ample car parking space and enclosed communal gardens in lawns.

COMMUNAL ENTRANCE

Stairs to the first floor

ENTRANCE HALL

Laminate wooden floor, intercom, cloaks cupboard.
Access to part floored roofspace.

LOUNGE

3.96m x 3.81m (13'0" x 12'6")
Laminate wooden floor.

KITCHEN

4.29m x 2.67m (14'1" x 8'9")
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, plumbed for washing machine, gas fired boiler, built-in stainless steel oven, and 4 ring gas hob, stainless steel chimney extractor fan, integrated fridge

freezer, breakfast bar, casual dining area, ceramic tiled floor, and part tiled walls.

BATHROOM

White suite comprising: Panelled bath with mixer taps and thermostatically controlled shower, dual flush WC, pedestal wash hand basin, ceramic tiled floor.

BEDROOM ONE

3.78m x 3.15m (12'5" x 10'4")

BEDROOM TWO

2.82m x 2.29m (9'3" x 7'6")

OUTSIDE

Communal gardens and car parking.

MANAGEMENT

Approx £55 per month to cover Building insurance, window cleaning, upkeep of communal areas and garden maintenance.

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.



For full EPC please contact the branch

