



Bridgelea Park,

**Offers in the region of  
£209,950**



**Reeds Rains**

• Since 1868 •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



## Bridgelea Park, Conlig, County Down

### Offers in the region of £209,950

Reeds Rains are delighted to present for sale this immaculately presented detached family home in the highly desirable Bridgelea development just off the Green Road in Conlig. Ideally situated close to both Bangor and Newtownards the home will appeal to a wide array of purchasers looking to avail of the wealth of amenities both towns have to offer. Occupying an enviable site this home is a magnificent example of contemporary living and offers a faultless 'showhouse' presentation. Recently built to an exacting specification, it enjoys the benefits of up-to-date construction methods yet providing charm and character rarely seen in new properties. With strict attention to detail and no expense spared attitude, this stunning home has been transformed from appealing to astounding and exudes a bright welcoming atmosphere throughout. Internally the property comprises on the ground floor of an entrance hall, WC, two reception rooms and a luxury fitted kitchen, while on the first floor there are four well proportioned bedrooms - master with ensuite and a family bathroom. The property is further enhanced with gas fired central heating and double glazing. To arrange your private viewing please contact Reeds Rains Newtownards on 028 9181 4144.

#### GROUND FLOOR

##### ENTRANCE HALL

Hardwood front door. High gloss tiled floor. Recessed spotlight and Google Nest Smart Thermostat. Under stairs storage.

##### WC

Contemporary white suite comprising low flush WC and vanity wash hand basin with mixer tap. High gloss tiled floor and part tiled walls.

##### LOUNGE

4.98m x 3.71m (16'4" x 12'2")  
Laminate floor. Feature open fire with marble surround, cast iron inset and granite hearth. Recessed spot lights. PVC French doors to rear.

##### KITCHEN / DINER

4.98m x 3.23m (16'4" x 10'7")  
Stunning fitted kitchen with an excellent range of high and low shaker style units and solid oak work tops. Stainless steel single drainer under mounted sink unit with mixer tap. Feature breakfast bar with built in wine rack. Integrated appliances to include single oven, 4 ring gas hob with stainless steel extractor fan, fridge/freezer, washing machine and dishwasher. LED kickboard lighting and recessed spot lights. Gas boiler housing. Tiled floor and part tiled walls. PVC door to side.

##### DINING ROOM / SNUG

3.35m x 2.90m (11'0" x 9'6")  
Laminate floor. Recessed spotlights.

#### FIRST FLOOR

##### LANDING

Hot press.

##### MASTER BEDROOM

3.86m x 3.56m (max) (12'8" x 11'8" (max))

##### ENSUITE

2.82m x 1.57m (max) (9'3" x 5'2" (max))  
Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recessed spotlights and extractor fan.

##### BEDROOM 2

3.38m x 2.92m (11'1" x 9'7")

##### BEDROOM 3

3.68m x 2.57m (12'1" x 8'5")

##### BEDROOM 4

3.68m x 2.29m (max) (12'1" x 7'6" (max))

##### BATHROOM

2.03m x 1.75m (6'8" x 5'9")  
Luxury white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panel bath with mixer tap and thermostatically

controlled shower over. Tiled floor and part tiled walls. Recessed spotlights and extractor fan.

## OUTSIDE

Driveway parking to the front for a number of cars. Enclosed rear garden laid in lawns with feature stone patio area. Outside plug.

## HEATING TYPE

Gas fired central heating.

## GLAZING TYPE

Double glazed.

## EPC

## FLOOR PLAN

### Laser Tape Clause

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

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch





