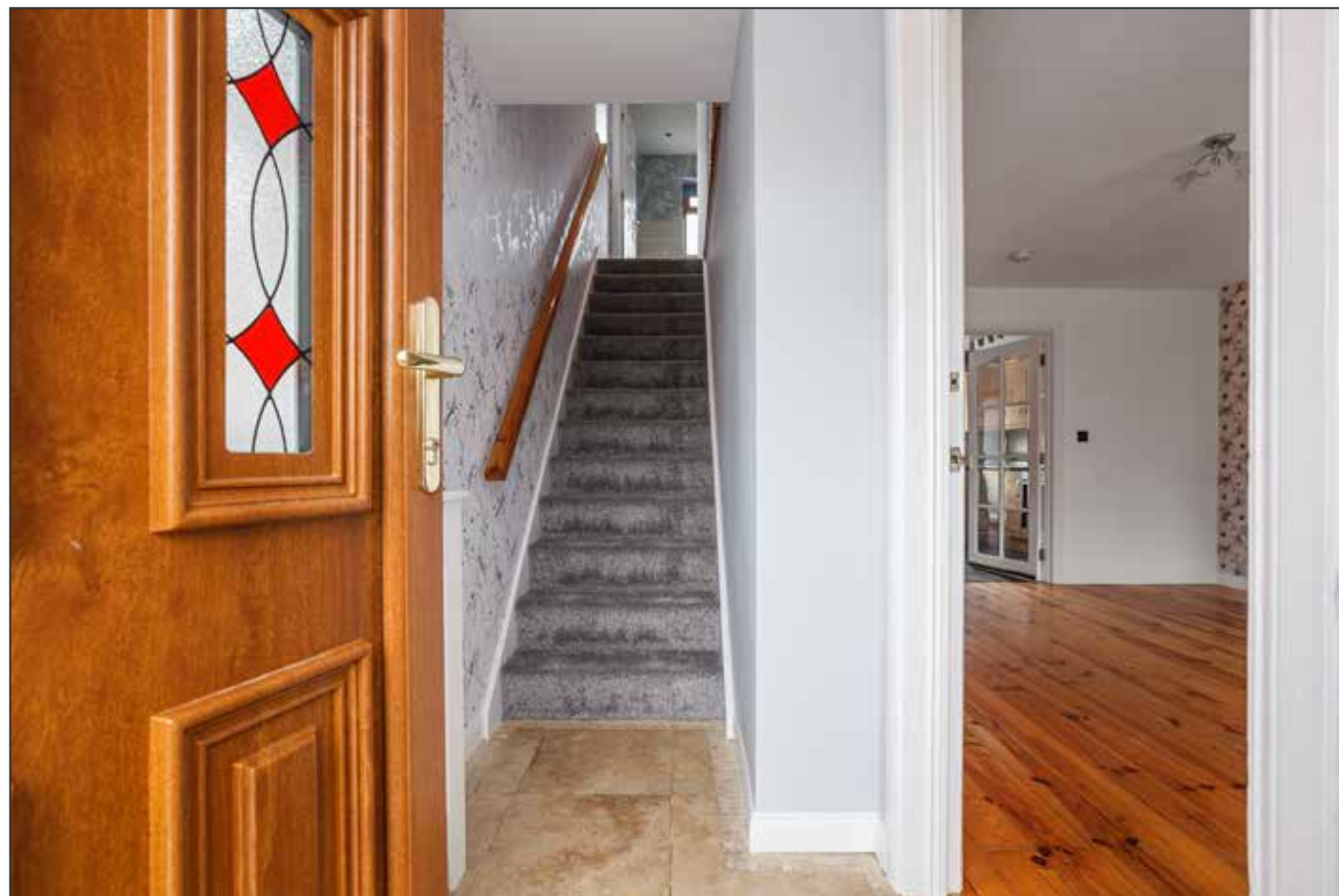


31 Stonebridge Avenue,  
Conlig, Newtownards, BT23 7QL



Asking Price £136,500

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Well presented semi detached home
- Ideally located for the commuter with easy access to Newtownards, Bangor and Belfast
- Perfect first time buy or investment property
- Three bedrooms
- Kitchen open to dining area
- Enclosed gardens to rear with driveway to front
- Oil fired central heating

## SUMMARY

This is a well presented semi-detached house located within the well regarded Stonebridge development. Close at hand are Bangor and Newtownards town centres, Bloomfield Shopping Centre and Retail Park and Belfast City Centre is easily accessible for the commuter.

The internal accommodation comprises of a lounge with feature fireplace and a kitchen open plan to casual dining area and ground floor cloakroom with wc. Other benefits include three well-proportioned bedrooms, oil fired central heating, uPVC double glazed windows, driveway with ample parking and fully enclosed garden to rear.

This home is the ideal purchase for a young professional or family. Viewing is highly recommended to appreciate what this home has to offer.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

Entrance door to:

### ENTRANCE HALL:

Marble tiled floor.

### LIVING ROOM:

**15' 5" x 12' 8" (4.7m x 3.86m)**

Cast iron fireplace with open fire and pine surround, pitch pine floor.

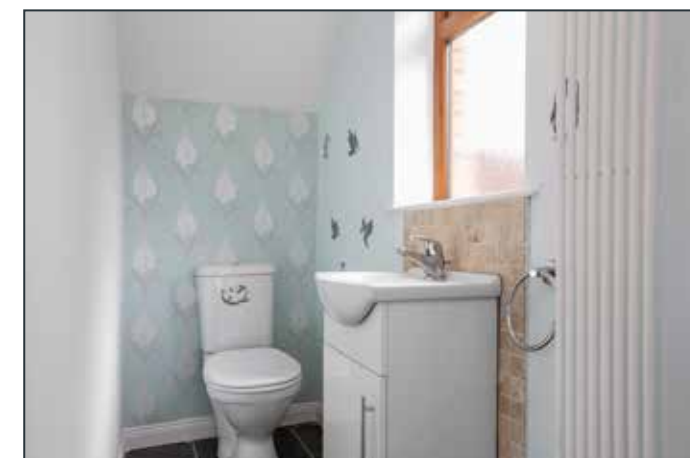
### KITCHEN:

**12' 6" x 10' 4" (3.81m x 3.15m)**

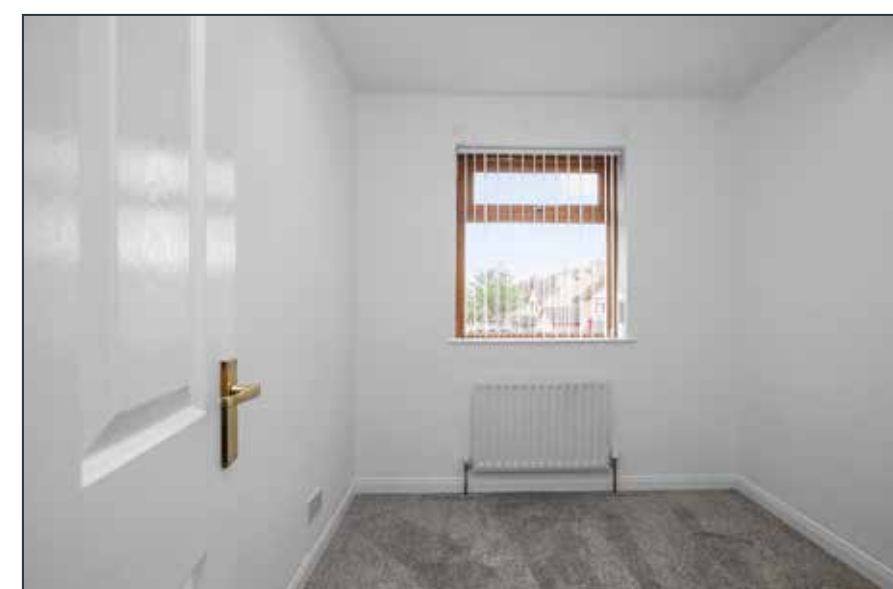
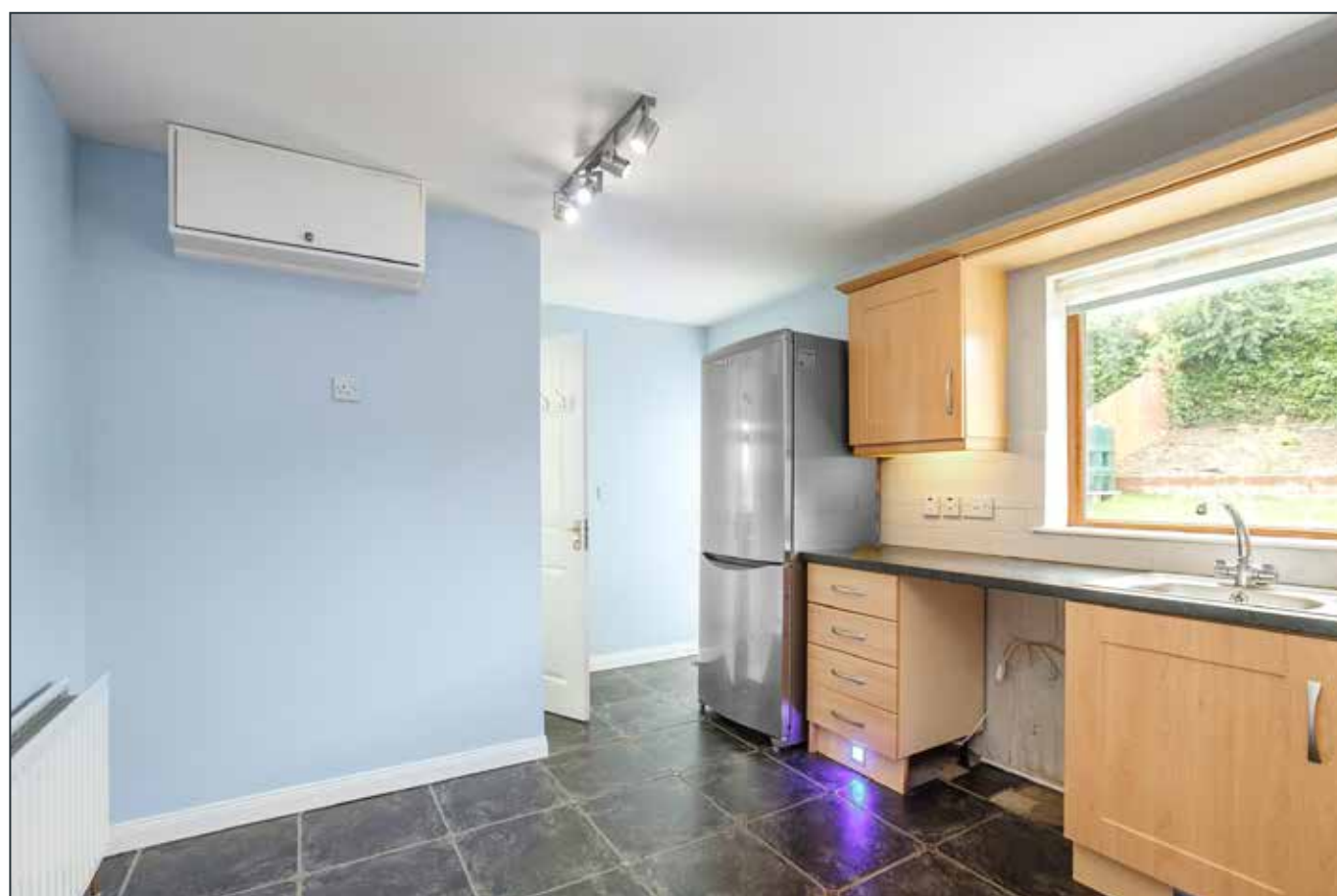
Full range of high and low level units, four ring ceramic hob and under oven, stainless steel extractor hood over, stainless steel single drainer sink unit with mixer tap, plumbed for dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

### CLOAKROOM:

Low flush WC, vanity sink unit with mixer tap, ceramic tiled floor.







## FIRST FLOOR

### LANDING:

Access to shelved hotpress and floored roofspace.



**BEDROOM (1):**  
13' 0" x 9' 0" (3.96m x 2.74m)

**BEDROOM (2):**  
12' 10" x 8' 2" (3.91m x 2.49m)

**BEDROOM (3):**  
7' 6" x 6' 4" (2.29m x 1.93m)  
Built in cupboard.



### SHOWER ROOM:

Fully tiled shower cubicle with overhead rain shower, vanity sink unit with mixer tap, low flush WC, ceramic tiled floor, chrome towel rail.



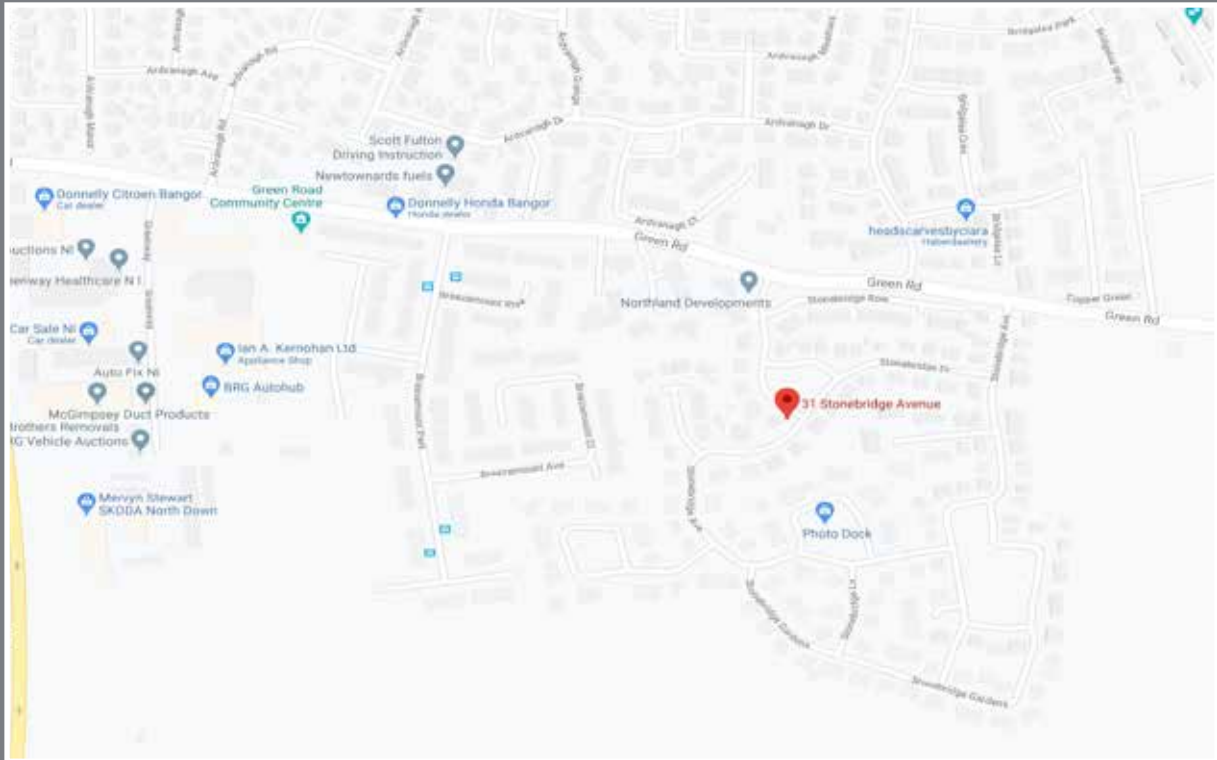
### OUTSIDE

Paved patio area to rear with southerly aspect leading to a raised garden in lawn and feature raised shrub bed.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: SD/F/20/AN



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92+ plus		
<b>B</b> 81-91		
<b>C</b> 69-80		69
<b>D</b> 55-68	61	
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9759-7985-0262-6760-7980

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