

**simonBRIEN**  
RESIDENTIAL

Apartment 3, 15 Bridgelea Crescent,  
Conlig, Newtownards, BT23 7RD



Offers Around £117,000

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



#### KEY FEATURES

- A well-appointed first floor apartment
- Located within the popular Bridgelea development
- Within easy striking distance to Newtownards and Bangor towns
- Main transport routes to Belfast City are close to hand
- Communal entrance hall with intercom system
- Private entrance porch leading to entrance hall
- Great sized lounge with dual aspect windows
- Large open plan fitted kitchen/ dining room in Walnut effect units
- Deluxe bathroom comprising White suite
- Two bedrooms
- Bed 1 with Deluxe ensuite in White suite
- Gas fired central heating system, New boiler installed February '21
- Feature 9'5 high ceilings throughout
- uPVC double windows
- Communal gardens
- Resident and visitor parking
- Management charge of £600 pa to include: buildings insurance, garden maintenance, exterior lighting, fire alarm maintenance, public liability insurance

#### SUMMARY

A beautifully appointed first floor apartment situated within the popular Bridgelea development. Being located on the cusp of both Newtownards and Bangor towns the property is within an easy striking distance to avail of amenities in surrounding area. Recreational facilities and transport links to Belfast City are only a few minutes' drive from this deceptive property's front door.

This superb apartment is presented in ready to move in condition and we feel will attract interest from first time buyers, those seeking to downsize and investors. The open plan kitchen/ dining room is surprisingly large and has a modern fitted 'Walnut' effect units and is bright and spacious. There is a great sized lounge, and two well-appointed bedrooms, bed 1 is accompanied by a deluxe ensuite, a superb bathroom with deluxe white suite and contemporary tiling rounds off the interior accommodation. Other benefits include uPVC double glazing and gas fired central heating – with a new boiler installed February 2021. Please contact our Newtownards branch on 02891 800700 to arrange your viewing appraisal.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Communal entrance door, intercom system to:

##### COMMUNAL ENTRANCE HALL:

Stairs to:



##### FIRST FLOOR

Apartment front door to:

##### ENTRANCE PORCH:

Sensor light.



##### ENTRANCE HALL:

Access to roofspace, large storage cupboard, intercom.

**LOUNGE:**

**13' 11" x 13' 10" (4.24m x 4.22m)**

Television and telephone points, dual aspect.



**DELUXE FITTED KITCHEN/DINING:**

**18' 2" x 11' 5" (5.54m x 3.48m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level Walnut effect units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, stainless steel extractor hood, plumbed for washing machine, vented for tumble dryer, black wall tiling, concealed Vaillant gas boiler (replaced Feb 21) ceramic tiled floor, concealed lighting, recessed spotlighting.



**BEDROOM (1):**  
12' 10" x 10' 10" (3.91m x 3.3m)

Dual aspect.



**DELUXE ENSUITE SHOWER ROOM:**

Modern white suite comprising Separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, extractor fan.



**BEDROOM (2):**  
12' 2" x 9' 3" (3.71m x 2.82m)

**BATHROOM:**

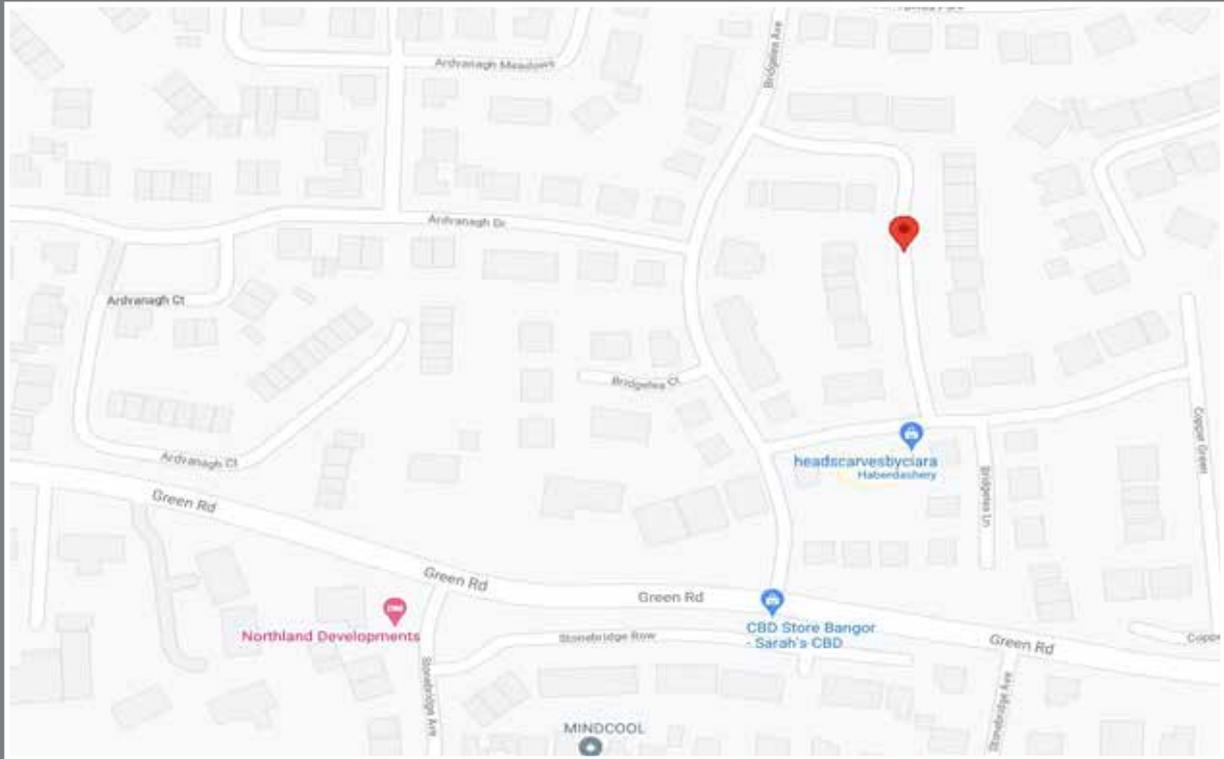
Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin with mixer taps, push button WC, wall tiling, LED recessed spotlighting, extractor fan.



**Apt 3, 15 Bridgelea Crescent, Conlig**

Plans for illustrative purposes only

# 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)

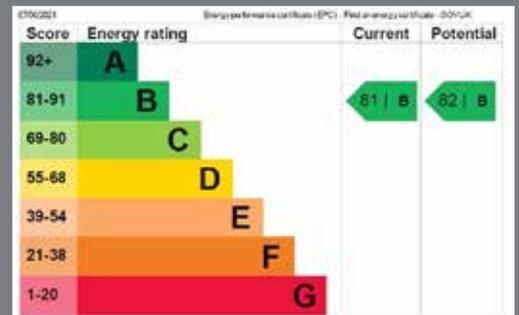


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/F/21/AN



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