



ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE

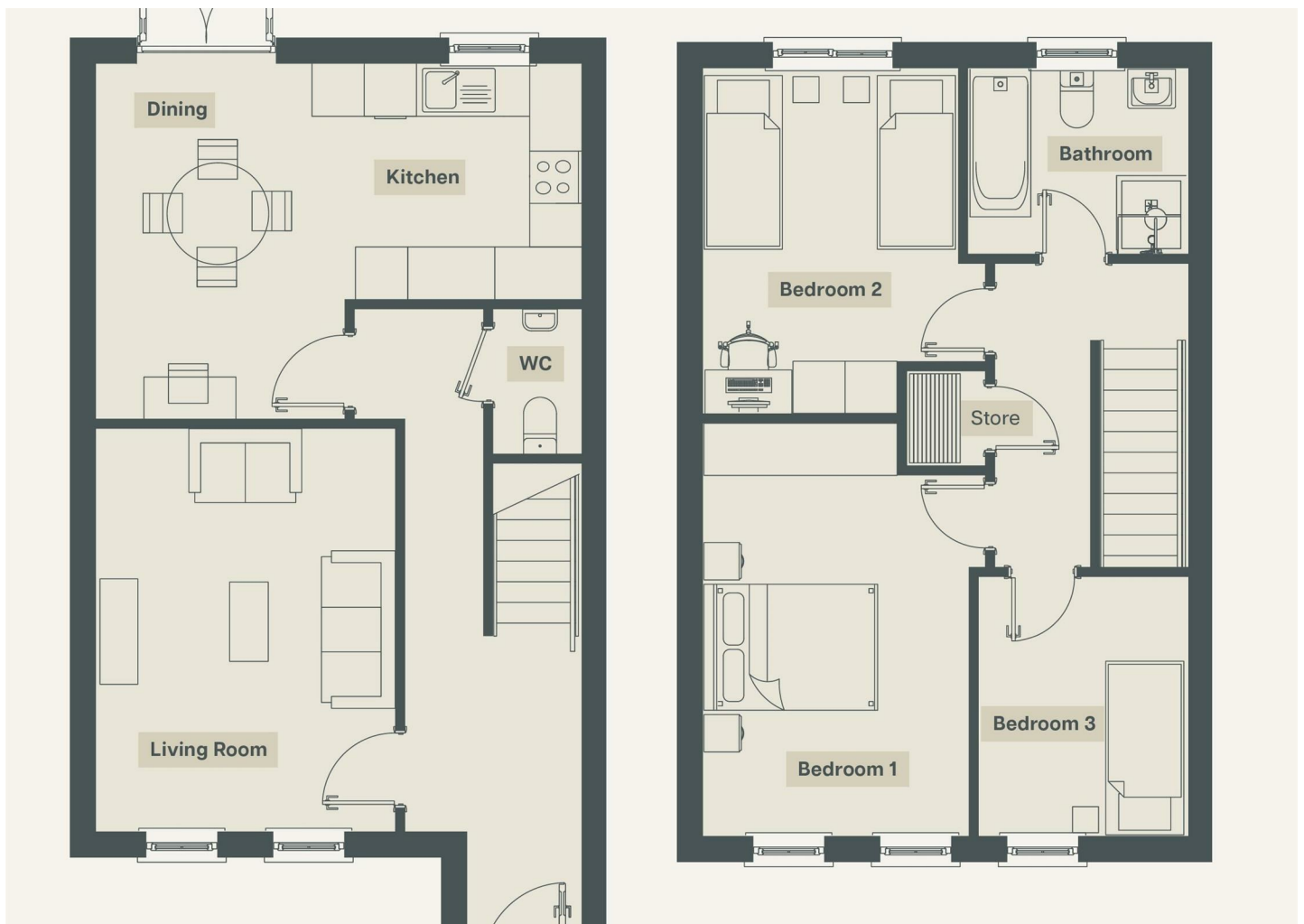


THE AVA, SITE 7 BAILEY  
LEA, CONLIG, BANGOR,

COMING SOON £225,000

Welcome To Bailey Lea! Introducing a thoughtfully designed selection of townhouses, semi detached, and detached homes in the charming setting of Conlig, Bangor.

Nestled on Green Road, a mature residential area celebrated for its easy access to Bangor's vibrant town centre, picturesque countryside, and scenic coastline, Bailey Lea perfectly blends modern living with everyday convenience. Whether you're a first-time buyer, a professional, part of a growing family, or looking to downsize, Bailey Lea offers the ideal combination of comfort, style, and sustainability, tailored to suit your lifestyle.



# Key Features



## SPECIFICATION LIST:

### KITCHEN & UTILITY

- High-quality units with a choice of worktop, doors and handles.
- Matching upstands to worktop.
- Integrated appliances to include electric hob, electric oven, extractor fan, fridge/freezer, dishwasher and washer/dryer.
- Concealed under unit lighting in kitchen.

### BATHROOM & WC

- Contemporary white sanitary ware with chrome fittings.
- Separate shower in the bathroom (where applicable) or a shower over the bath.
- Chrome towel radiators.

### CARPET & TILING

- Carpet to lounge, stairs, landing and all bedrooms.
- Floor tiling to hall, kitchen, utility, cloakroom and bathroom.
- Wall tiling to shower enclosures, around the bath and splashbacks to all wash hand basins.

### HEATING

- Gas fired central heating.
- Energy efficient boiler fitted which provides hot water on demand.
- Thermostatically controlled radiators fitted throughout.

### INTERNAL FEATURES

- Fitted with a Ring doorbell.
- Panelled internal doors with quality ironmongery.
- Walls, ceilings, doors and woodwork painted throughout.
- Generous electrical specification to include power points, TV points to all bedrooms and phone points.
- Downlights to the kitchen, WC and bathroom.
- Smoke, heat & carbon monoxide detectors.

### EXTERNAL FEATURES

- Extensive landscaping throughout the development.
- Paved patio areas.
- Hedging and painted railings to selected sites.
- Lawns laid in turf to rear and front gardens, where applicable.
- External water tap.
- High-quality front door and uPVC windows.
- Houses finished with mix of brick and coloured render.
- Subtle use of sandstone corbelling to selected house types.

### SUSTAINABLE FEATURES

- All houses fitted with Solar with optional extras available on request.

### WARRANTY

- All homes come with a 10-year NHBC Warranty.

### GROUND FLOOR:

Kitchen 8' 10" x 8' 10"  
Dining 13' 4" x 9' 8"  
Lounge 14' 5" x 11' 6"  
WC 5' 6" x 3' 3"

### FIRST FLOOR

Bedroom 1 15' 6" x 10' 3" (max)  
Bedroom 2 12' 11" x 9' 10" (max)  
Bedroom 3 9' 0" x 7' 10"  
Bathroom 8' 2" x 6' 11"  
Linen 3' 7" x 2' 11"

## ACCOMMODATION COMPRISES:












TOWNHOUSES | SEMI DETACHED | DETACHED

Bailey  
GREEN RD,  
CONLIG,  
BANGOR.

Léa

BUILT FOR LIFE'S FINEST MOMENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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GLENGORMLEY  
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NEWTOWNARDS  
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RENTAL DIVISION  
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