

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 STONEBRIDGE LANE, CONLIG,  
NEWTOWNARDS, BT23 7QY**

**OFFERS AROUND £184,950**





Located in the sought-after Stonebridge Lane in Conlig, Newtownards, this semi-detached house provides great space and a fantastic finish internally and externally. Boasting three bedrooms and two bathrooms, this property is perfect for families or those looking to get onto the property ladder.

Upon entering, you are greeted by a well-proportioned living room featuring an open fireplace, solid wood flooring, and door access leading to an open plan kitchen and dining area, complete with a range of units, built-in oven and hob, and access to the ground floor guest toilet suite. The first floor offers three bedrooms, one with built-in storage, and a family bathroom with white suite.

Outside offers a driveway to the front of the property, and a spacious enclosed area to the rear. Additional benefits include, oil fired central heating, and uPVC double glazing throughout.



## Key Features

- Semi-Detached Property In Popular Location With Off Street Parking
- Spacious Living Room With Open Fireplace And Solid Wood Flooring
- Open Plan Kitchen/Dining With Space For Appliances & Door To Rear
- Three Well Proportioned Bedrooms Situated On The First Floor
- Ground Floor Guest WC And First Floor Family Bathroom Suite
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Easily Maintained And Enclosed Rear Garden And Driveway To Front
- Great Location Close To Both Newtownards And Bangor



## Accommodation Comprises:

### Ground Floor

#### Entrance Hall

Tiled floor.

#### Living Room

11'9" x 15'5"

Solid wood flooring, open fire with iron mantle and surround with tiled hearth.

#### Kitchen/Dining

16'0" x 10'2"

Range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap, built-in under oven and four ring ceramic hob, stainless steel extractor hood, space for fridge freezer, space for tumble dryer, plumbed for washing machine, tiled floor, part tiled walls, recessed spotlights and door to rear garden.

#### Guest W.C

White suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush w.c, tiled flooring.

### First Floor

### Landing

Access to roof space via slingsby ladder and access to hot press.

#### Bedroom 1

8'10" x 12'1"

Double room.

#### Bedroom 2

7'6" x 12'1"

Double room.

#### Bedroom 3

7'6" x 6'10"

Built in storage.

#### Bathroom

White suite comprising panelled bath with mixer tap, overhead electric shower, and glass shower screen, pedestal wash hand basin with mixer tap, low flush w.c, partly tiled walls, tiled flooring.

#### Outside

Front: Tarmac driveway with space for multiple vehicles, area in lawn and mature tree.

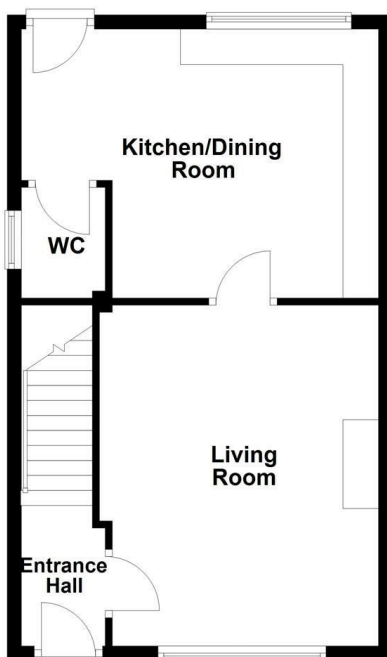
Rear: Enclosed garden in lawn, paved walkway, space for shed, outside tap and light.



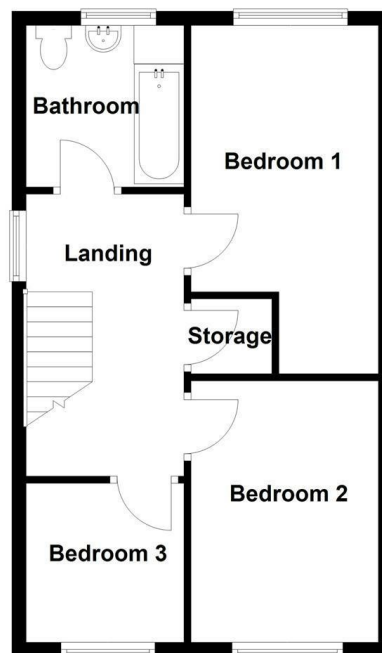




**Ground Floor**



**First Floor**



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>Northern Ireland</b>	63	70
	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.

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