

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



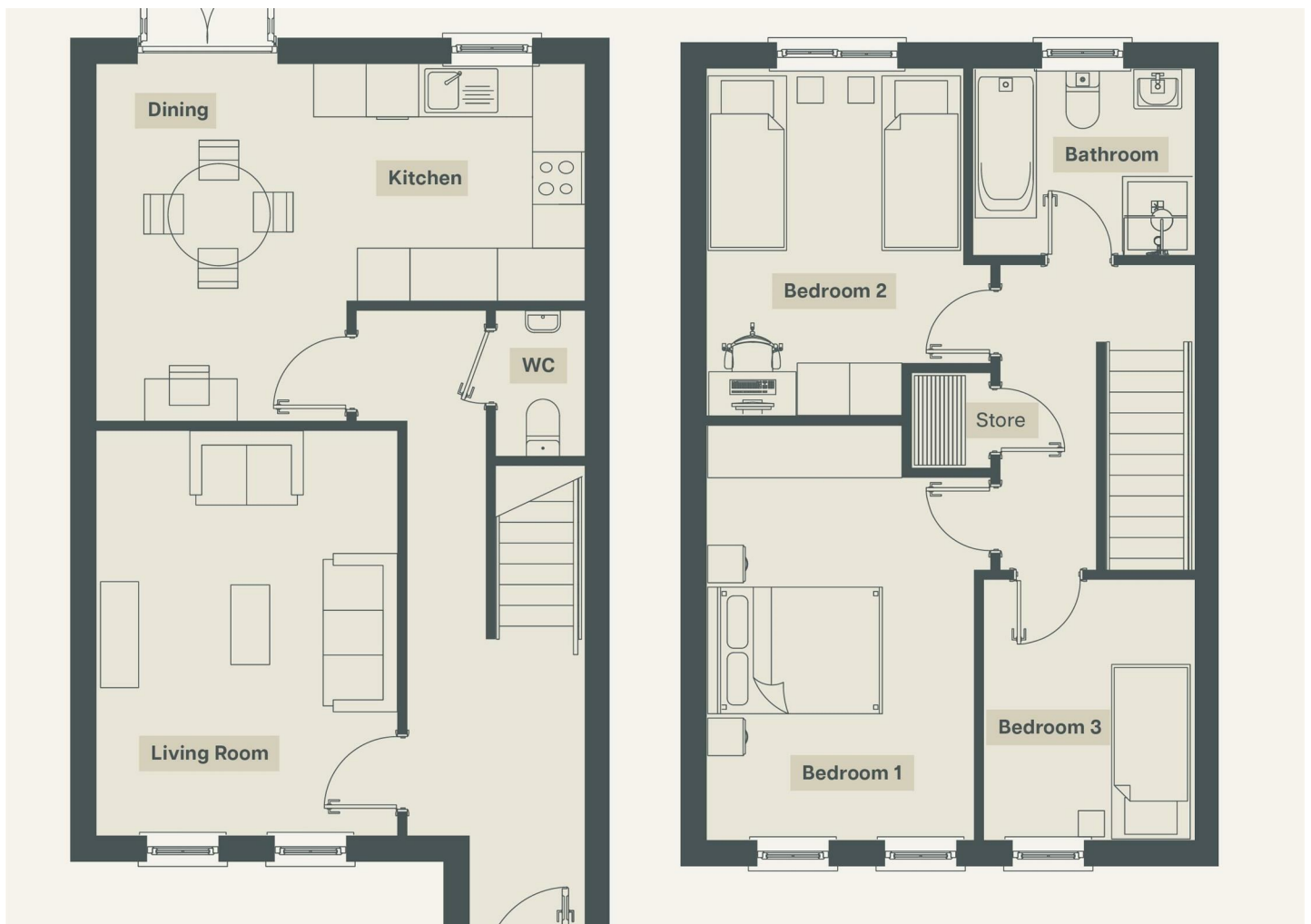
THE AVA, SITE 12 BAILEY  
LEA, CONLIG, BANGOR,

ASKING PRICE £230,000

SHOWHOME OPEN  
SUNDAY 6th JULY 2025  
2-4PM

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:

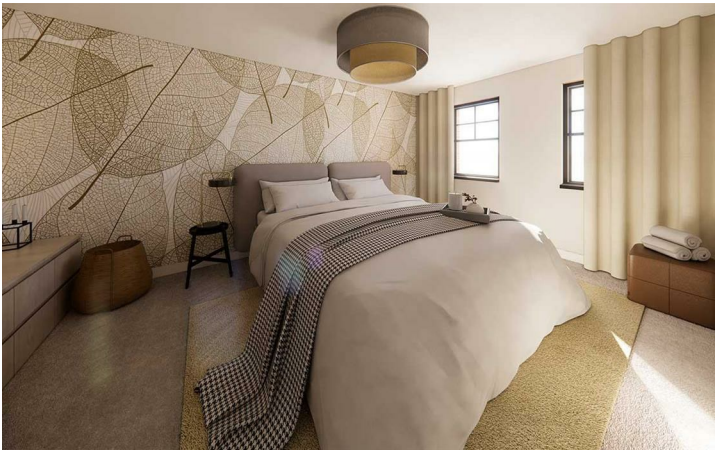
Kitchen 8' 10" x 8' 10"  
Dining 13' 4" x 9' 8"  
Lounge 14' 5" x 11' 6"  
WC 5' 6" x 3' 3"

### 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 Lea

GREEN RD,  
CONLIG,  
BANGOR.

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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark