



OFFERS AROUND

**£165,000**

51 Stonebridge Gardens  
Newtownards  
BT23 7QX



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# Charming Two Bed End Townhouse With Substantial Rear Garden In Stonebridge, Conlig

Nestled in the charming area of Stonebridge, Conlig, this delightful end townhouse offers a superb blend of comfort and convenience. Featuring two well-proportioned bedrooms and two modern bathrooms, it is ideal for small families or professionals seeking a peaceful retreat.

The spacious interior is complemented by a large, secure rear garden—perfect for outdoor activities or relaxing in the fresh air. A stone driveway at the front provides ample parking for

residents and visitors alike.

The property benefits from oil-fired central heating, ensuring warmth and comfort during the colder months. Its location in Stonebridge offers excellent access to local amenities and transport links, making daily commutes and errands straightforward.

This well-presented townhouse represents a fantastic

opportunity to enjoy a practical and welcoming home within a friendly community. With its appealing features and convenient setting, it is an ideal choice for those looking to settle in the Newtownards area.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Hallway

3'8 x 3'1

### Living Room

14'2 x 13'10

### Kitchen

14'1 x 8'11

### Toilet

5'9 x 6'11

### Bedroom 1

14'1 x 9'11

### Storage

3'3" x 19'8" x 9'10" x 9'10"

### Storage

3' x 2'9

### Bedroom 2

7'4 x 9'7

### Landing

6'2 x 6'3

### Storage

2'3 x 2'9

### Bathroom

6'3 x 6'4

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - TBC

Ground Rent - TBC

Rates - TBC

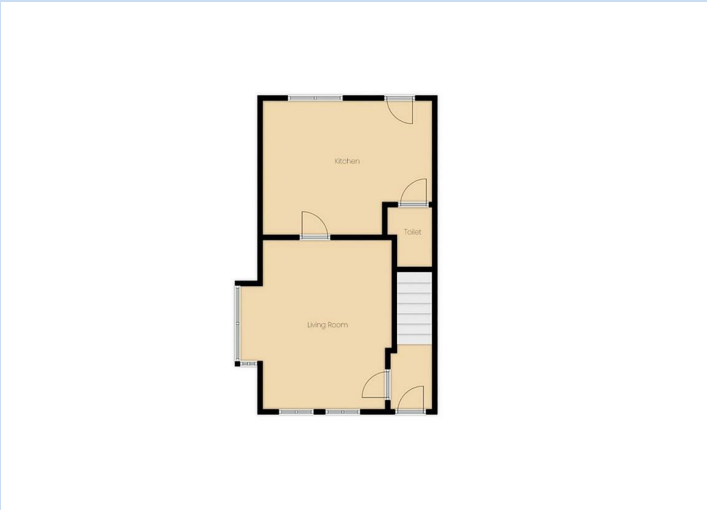
### Directions

Located in Stonebridge off the Green Road

- Located In The Charming And Sought-After Area Of Stonebridge, Conlig
- Delightful End Townhouse Offering Comfort And Convenience
- Two Well-Proportioned Bedrooms And Two Modern Bathrooms
- Ideal For Small Families Or Professionals Seeking A Peaceful Retreat
- Spacious Interior With A Practical And Welcoming Layout
- Large, Secure Rear Garden Perfect For Outdoor Activities And Relaxation
- Stone Driveway Providing Ample Parking For Residents And Guests
- Oil-Fired Central Heating And uPVC Double Glazed Windows
- Excellent Access To Local Amenities And Transport Links
- Great Opportunity To Settle In A Friendly Community Near Newtownards



FLOOR PLANS



GROUND FLOOR




FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



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