

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**GROUND FLOOR APT, 15B
BREEZEMOUNT RISE, CONLIG,NEWTOWNARDS**

OFFERS AROUND £84,950



Welcome to Breezmount Rise, Conlig, Newtownards - a charming apartment that could be your next dream home! This lovely property boasts a bright and spacious living room, perfect for relaxing or entertaining guests.

With two good-sized bedrooms, there's plenty of space for a growing family, guests, or even a home office. Situated in a good location, this apartment is conveniently close to a wide range of local amenities, making daily errands a breeze.

What's more, this property comes with no onward chain, offering you a smooth and hassle-free buying process. Don't miss out on this fantastic opportunity and contact us today to arrange a viewing and make this apartment your own!



Key Features

- Modern Two Bedroom Ground Floor Apartment
- Bright And Spacious Living Room
- Fitted Kitchen With Space For Appliances
- Two Good Sized Bedrooms,
- Gas Fired Central Heating And PVC Double Glazed Windows
- White Three Piece Bathroom Suite
- Good Location, Close To A Wide Range Of Local Amenities
- No Onward Chain. Leasehold.



Accommodation

Comprises:

Communal Entrance

Access to front door.

Entrance Hallway

Wood grain ceramic tile floor, built in storage.

Living Room

12'9" x 13'0"

Wood grain ceramic tile floor.

Kitchen

8'8" x 13'0"

Range of high and low level units with laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, part tiled walls, integrated oven and gas hob, stainless steel extractor hood, integrated fridge freezer and plumbed for washing machine, part tiled walls, wood grain ceramic tile floor.

Bedroom 1

10'6" x 12'9"

Bedroom 2

9'0" x 7'9"

Bathroom

White suite comprising shower with overhead shower, glass shower screen, sink with mixer tap and storage, low flush wc, extractor fan, tiled walls and wood grain ceramic tile flooring.

Outside

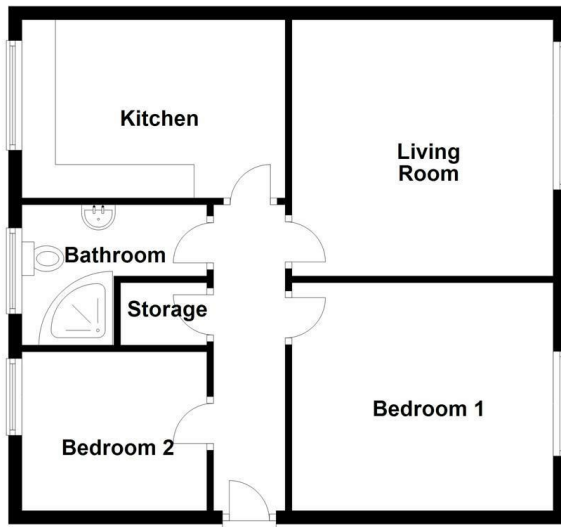
Front: Communal gardens and parking area, with path to communal front door.

Rear: Communal garden to the rear of the property with area in lawn.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(69-80) C			
(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	

15b Breezemount Rise

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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