

simon**BRIEN**  
RESIDENTIAL

12a Morley Avenue,  
Conlig, BT23 7TR



Offers Around £229,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A deceptively spacious extended detached chalet bungalow
- Modernised in recent years to a high standard by our client
- Entrance hall
- Lounge with painted fireplace and granite inset
- Snug area off lounge
- Deluxe fitted kitchen/ dining room in white high gloss units, excellent range of integrated appliances and French doors to rear garden
- Four bedrooms, Bedroom's two and four are on the ground floor
- Deluxe bathroom comprising modern white suite on ground floor
- Bedroom one and Three on first floor
- Luxury shower room on first floor comprising modern white suite
- Attached garage, approached via tarmac driveway
- Gardens to front and rear in lawns, large, paved patio area and hedging
- Oil fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards
- Alarm system installed

#### SUMMARY

Simon Brien Residential take great pleasure in offering for sale this well presented extended detached home, which is ideally set within the village of Conlig. 12a Morley Avenue is located on the cusp of the busy shopping town of Bangor, which offers a plethora of independently owned shops, pubs, restaurants and primary/ secondary schooling options. Commuting to Belfast, Holywood and Newtownards are all easily accessible from this deceptively spacious home.

Internally the property is extremely well appointed and provides a deceptive accommodation which our client has modernised to a lovely standard in recent years. Externally there are gardens to front and rear with lawns, large patio area and hedging. There is a good sized attached garage approached via a tarmac driveway.

To arrange your viewing appraisal please contact our Newtownards branch on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC double glazed door to Entrance Hall.



##### ENTRANCE HALL:

Polished laminate floor, telephone point, recessed spotlighting.



##### LOUNGE:

**18' 7" x 10' 2" (5.66m x 3.1m)**

Feature painted timber fireplace surround, cream granite inset and hearth, electric fire, recessed spotlighting, open to Snug Area.

##### SNUG AREA:

**8' 3" x 8' 3" (2.51m x 2.51m)**

Recessed spotlighting.



**DELUXE FITTED KITCHEN/  
DINING:  
23' 1" x 8' 2" (7.04m x 2.49m)**

White Rangemaster 1.5 tub sink unit, mixer taps, range of high and low level white high gloss units, Formica roll edge work surfaces, 4 ring ceramic hob unit, stainless steel splashback, stainless steel extractor hood, double built in oven, built in microwave, plumbed for American style fridge freezer, integrated dishwasher and washing machine, wall tiling, polished laminate floor, LED recessed spotlighting, Keylite skylight window, uPVC double glazed French doors to rear.



**BEDROOM (4):  
10' 3" x 6' 8" (3.12m x 2.03m)**

Recessed spotlighting.

**BEDROOM (2):  
11' 0" x 10' 3" (3.35m x 3.12m)**

LED recessed spotlighting.





**DELUXE BATHROOM:**

Modern white suite comprising: Panelled shower bath with mixer taps and telephone hand shower over, thermostatically controlled shower over bath and rain head, glass shower screen, vanity sink unit with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan.



**LUXURY SHOWER ROOM:**

Modern white suite comprising: Large separate fully tiled shower cubicle, glass panel, Aqualisa thermostatically controlled shower unit, floating vanity sink unit with mixer taps, push button WC, ceramic tiled floor, LED recessed spotlighting, extractor fan, chrome towel radiator.



**FIRST FLOOR**

**BEDROOM (1):  
13' 11" x 8' 3" (4.24m x 2.51m)**

Range of mirror fronted Sliderobes, velux window, recessed spotlighting.



**BEDROOM (3):  
15' 2" x 7' 0" (4.62m x 2.13m)**

Far reaching views over open countryside, recessed spotlighting, range of built in robes, access to eaves storage x 2.

**OUTSIDE**

**ATTACHED GARAGE  
18' 7" x 9' 0" (5.66m x 2.74m)**

Grey roller door, light and power, pressurised oil fired boiler, approached via tarmac driveway.

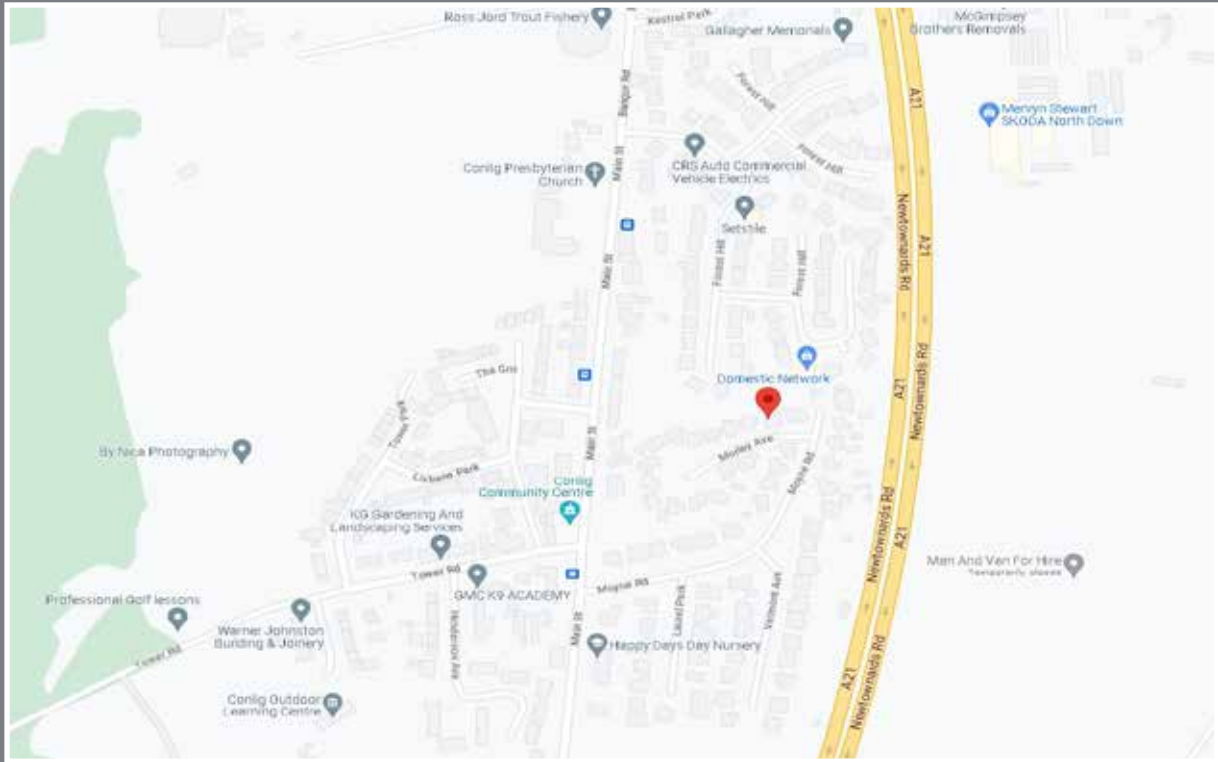
Gardens to front and rear laid out in lawns, hedging, large paved patio area, oil storage tank, outside lights, fencing, access to side for bins etc.



12a Morley Avenue, Conlig (Ground Floor)  
Plans for illustrative Purposes Only

Telephone 02891 800700  
www.simonbrien.com

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/B/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	63   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0165-2964-0829-9093-4935

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.