

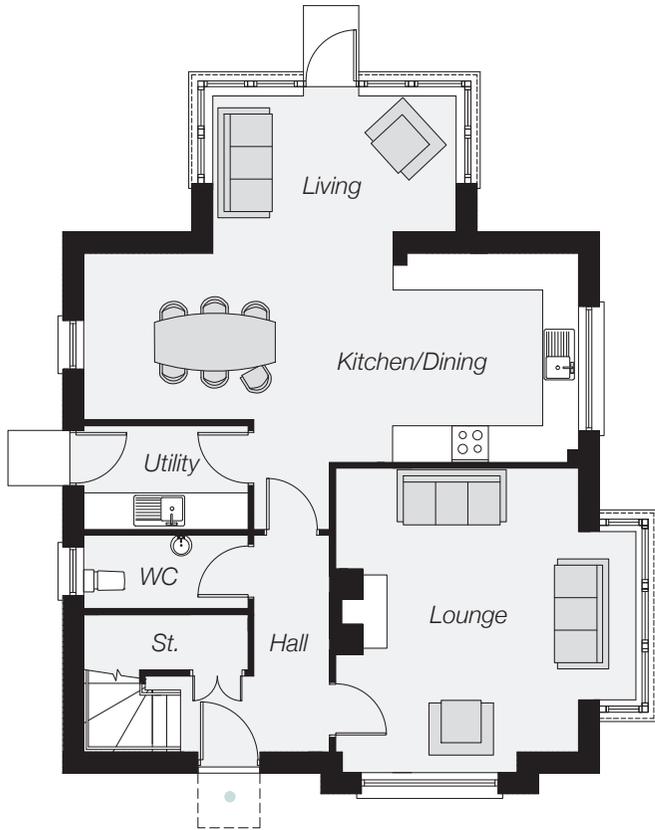
TYPE B



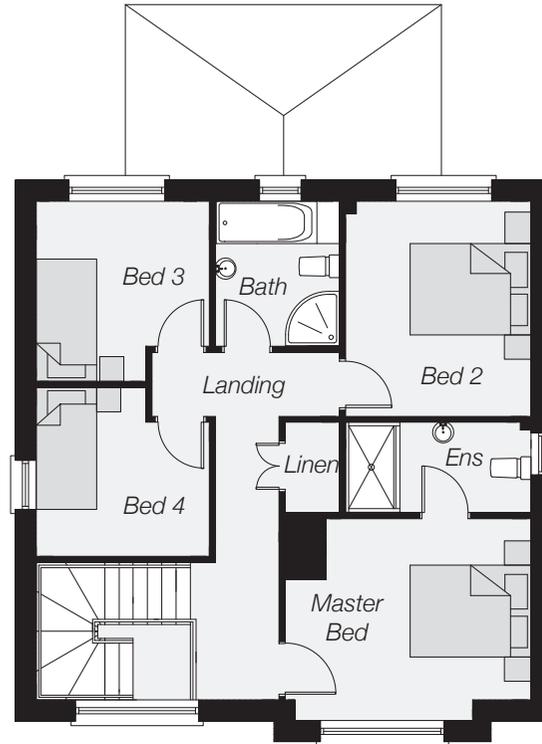
Computer visual

Ardnavalley
BALLYDRAIN ROAD
COMBER

GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA
1585 sq. ft. approx.



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GROUND FLOOR

Lounge	16' 2" x 16' 1" (inc. bays)
Kitchen/Dining	26' 8" x 11' 1" (max)
Living	13' 0" x 8' 3" (max)
Utility	8' 9" x 5' 5"
WC	8' 9" x 3' 9"

FIRST FLOOR

Master Bedroom	13' 2" x 10' 8" (max inc. bay)
Ensuite	9' 11" x 4' 8"
Bedroom 2	11' 5" x 9' 11"
Bedroom 3	9' 6" x 9' 3" (max)
Bedroom 4	9' 3" x 8' 11" (max)
Bathroom	7' 8" x 6' 7"



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP 21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals are for illustration only. Plans are not to scale and all dimensions shown are approximate.