


2 Ardvanagh Park, Conlig, BT23 7XG

Asking Price: £295,000

 **Reeds Rains**

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EPC Rating: TBC

Description

2 Ardvanagh Park, Conlig.
Stylish & Spacious 4-Bedroom Detached Family Home

Welcome to 2 Ardvanagh Park — a beautifully presented 4-bedroom detached home nestled in a sought-after residential cul de sac. . Perfectly designed for modern family living, this property offers generous living space both inside and out.

Step inside to a bright and spacious entrance hallway leading to a convenient ground floor cloakroom with a contemporary white suite. The lounge features a stylish wall-mounted gas fire, creating a warm and inviting atmosphere. To the rear, a sleek modern fitted kitchen flows seamlessly into an open-plan dining area, with a practical utility room just off to the side.

At the heart of the home is a charming sunroom, bathed in natural light, with double doors opening out onto a large rear garden — ideal for family gatherings and summer entertaining.

Upstairs, the first floor offers four well-proportioned bedrooms, including a spacious master with its own en suite shower room for added privacy and comfort.

With its ideal layout and desirable location, 2 Ardvanagh Park is the perfect place to put down roots and create lasting memories.

Reception Hall

Composite double glazed front door, solid wooden floor, under stairs storage.

Cloakroom / WC

White suite comprising : Dual flush WC, pedestal wash hand basin, tiled splashback, solid wooden floor.

Lounge

12'1" x 12'1" (3.68m x 3.68m)
Glazed doors from hallway, solid wooden floor, wall mounted Gas fore with granite hearth.

Kitchen / Dining

22'2" x 9'9" (6.76m x 2.97m)
Single drainer 1.
5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, glass splash back and stainless steel chimney extractor fan, plumbed for dishwasher, wine rack, ceramic tiled floor, recessed spotlights, open plan to dining area and open plan to Sun room.

Sun room

12'10" x 8'6" (3.9m x 2.6m)
Ceramic tiled floor, recessed spotlights, uPVC double glazed door to rear garden.

Utility Room

7'10" x 6' (2.4m x 1.83m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units with laminated work surfaces, plumbed for washing machine, ceramic tiled floor, uPVC double glazed door to rear garden.

First floor landing

Access to roof space, linen cupboard.

Bedroom 1

14'5" x 12'1" (4.4m x 3.68m)
Wall to wall range of built in robes with mirrored sliding doors.

Ensuite shower room

White suite comprising : Fully tiled built in shower cubicle with thermostatically controlled

shower unit and Rain shower, pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail.

Bedroom 2

11'9" x 9'8" (3.58m x 2.95m)

Bedroom 3

9'10" x 9'8" (3m x 2.95m)

Bedroom 4

9'7" x 8'4" (2.92m x 2.54m)

Shower Room

White suite comprising: Panelled shower cubicle with thermostatically controlled shower and Rain shower, pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail.

For full EPC please contact the branch.

Outside

Substantial brick paved driveway to ample off street parking and access to garage.

Detached Garage

18'9" x 9'4" (5.72m x 2.84m)
Roller door, power and light, side access.

Gardens

Front garden in lawns and shrubs.
Generous enclosed garden to the rear with a southerly aspect in lawns and stone paved patio area. Extensive paved patio area to the side of the property also.

Outside tap and light,

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Total floor area 151.2 sq.m. (1,628 sq.ft.) approx

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