

 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**9 ARDVANAGH CRESCENT, CONLIG, BT23 7XF**  
**OFFERS AROUND £289,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Located in this extremely popular residential area, here is an ideal opportunity to purchase an attractive detached family home. Occupying arguably one of the finest sites in the development there is not only an excellent degree of privacy but also ample room to extend the property subject to necessary approvals.

The accommodation comprises living room with feature raised gas fire, a fitted kitchen with casual dining/family area and a conservatory with fantastic aspect onto the rear garden, on the ground floor. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with extensive range of built-in wardrobes and en suite shower room. There is also a bathroom with three piece suite.

Outside the property is tucked away in a cul-de-sac with front garden in lawns, a tarmac driveway which provides ample parking for cars, caravans, boats, etc, and, of course, the outstanding fully enclosed rear and side gardens as mentioned previously. Other benefits include Phoenix Gas heating, uPVC double glazed windows, utility room, downstairs WC and detached garage with an electric door.

This property is conveniently positioned with easy access to Newtownards, Bangor and Belfast. There are also amenities close by including shops, health centre, Clondeboye Golf Club, Bloomfield shopping complex and the proposed new site for Bangor Central Primary School. Recent sales of other properties in this location have proven to have been extremely successful and this one should be no different. Demand is anticipated to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Tarmac Driveway with Ample Parking for Cars, Caravans, Boats, etc
- Detached Garage with Electric Roller Door
- Outstanding Large Fully Enclosed Rear and Side Gardens in Lawns with Excellent Degree of Privacy
- Easy Access to Bangor, Newtownards and Belfast
- Other Amenities Close by Such as Health Centre, Shops, Clondeboye Golf Club, Bloomfield Shopping Complex and the Proposed New Site for Bangor Central Primary School
- Other Sales in This Area Have Proved to be Extremely Popular
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential



**Offers Around £289,950**  
Detached  
4 Bedrooms  
2 Receptions

## Property Features

- Bedrooms Four and Five Have Potential to Have a Jack and Jill Ensuite Shower Room Which Would Result in all Bedrooms Having Ensuite Facilities
- Ground Floor Shower Room
- Oil Fired Central Heating
- Double Glazed Windows
- Mature Rear Garden in Lawn and Vegetable Garden
- Entertaining Space to The Side with Terraces and Built-in Brick BBQ
- Driveway and Forecourt in Stones Providing Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Outbuilding Which Provides a Double Garage and Attached Single Garage
- Potential to Convert the Outbuildings to Live in Accommodation, Stables, Gym ect Subject to Necessary Approvals
- Array of Colourful Flowers, Plants, Trees and Hedging
- Picturesque Coastal Town of Greyabbey Close by

# Accommodation

## Ground Floor

Reception Hall

Living Room  
18' x 12'

Fitted Kitchen with  
Casual Dining and  
Family Area  
23' x 9'9"

Conservatory  
11'6" x 11'

Utility Room

Downstairs WC

## First Floor

Landing

Bedroom One  
14'8" x 11'9"  
En-Suite Shower Room

Bedroom Two  
11'8" x 9'9"

Bedroom Three  
10' x 9'9"

Bedroom Four  
9'8" x 8'2"

Bathroom

## Outside

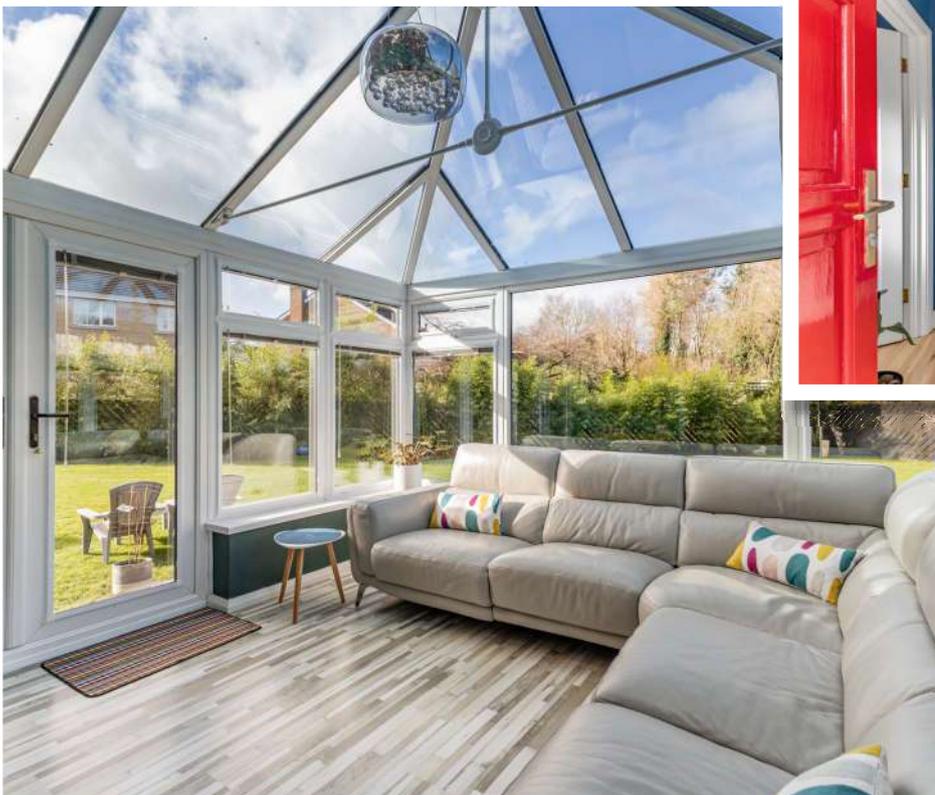
Detached Garage  
21'6" x 12'2"

Large Fully Enclosed  
Rear and Side Gardens

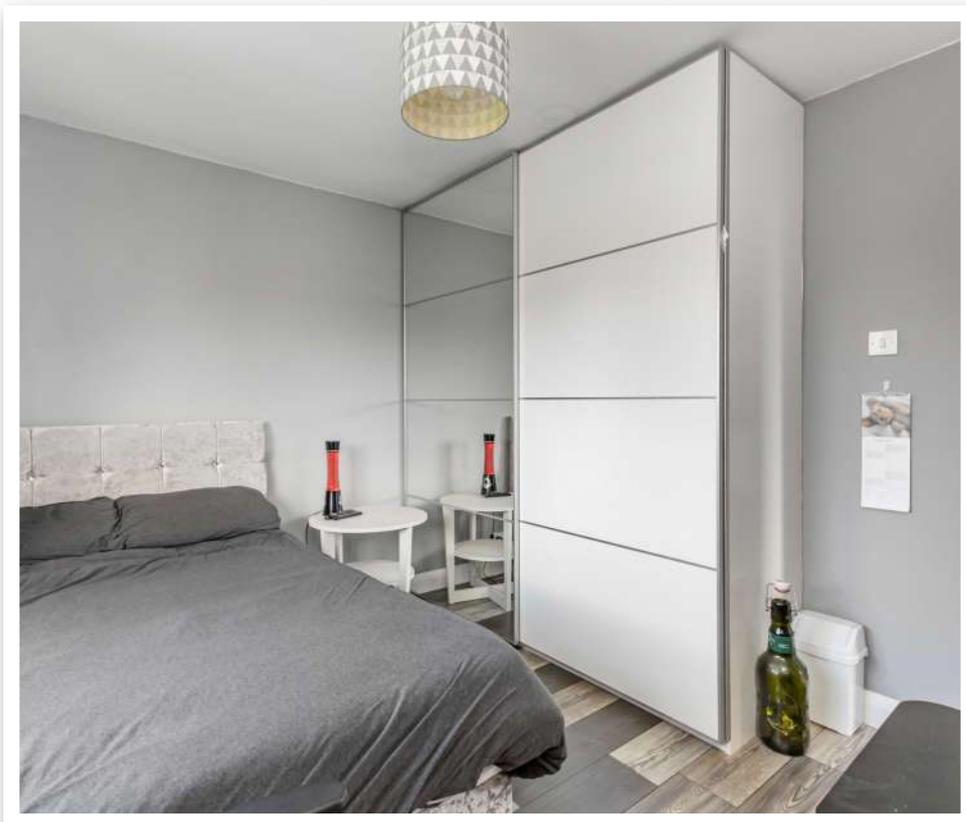
Tarmac Driveway

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)









# Directions

Heading from Bangor and Newtownards, along Green Road, turn left onto Ardvanagh Road. Take the second left into Ardvanagh Avenue and the first right into Ardvanagh Crescent.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		71	71
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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