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LETTING SPECIALISTS

44 ARDVANAGH ROAD, CONLIG, BT23 7XA
OFFERS AROUND £217,500

Scan for Property Details
and to Arrange a Viewing





Offers Around £217,500

Semi-Detached

3 Bedrooms

2+ Receptions



Property Features

- Attractive And Spacious Semi Detached Property In Superb Site In Quiet Cul-De-Sac Location Within Popular Residential Development
- Large Living Room With Bay Window And Cast Iron Stove
- Modern Solid Wood Kitchen Open Plan To Dining Area And Sun Room
- Ground Floor Wc
- Three Well Appointed First Floor Bedrooms
- Master With En Suite Shower Room
- Bathroom With White Suite
- Fully Enclosed South Facing Rear Garden In Lawn With Brick Paviour Patio Area
- Front Garden Laid In Lawns
- Extensive Brick Paviour Driveway Providing Parking For Two To Three Cars
- Matching Detached Garage
- Oil Fired Central Heating
- Upvc Double Glazing And Fasia Boards
- Beam Vacuum System
- Ideally Suited To The Professional Couple, Family Or Investor Alike
- No Onward Chain
- Early Viewing Strongly Recommended To Fully Appreciate All That Is On Offer

Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Ground Floor WC

Living Room
21' 5" x 12' 2"

Kitchen Open Plan to
Dining Area and
Sunroom
19' 1" x 13' 0"

Sun Room
8' 4" x 7' 1"

First Floor

Landing

Bedroom One
12' 6" x 12' 4"

En suite Shower Room

Bedroom Two
11' 7" x 9' 0"

Bedroom Three
11' 7" x 9' 2"

Bathroom

Outside

Detached Garage
22' 5" x 10' 3"

Brick Paviour Driveway

Fully Enclosed South
Facing Rear Garden in
Lawns with Patio Area

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



This is a fantastic opportunity to purchase an attractive and spacious semi detached property located within this popular residential development situated off the Green Road, Conlig. This superb location offers ease of access to many amenities including shops, medical centre, Clondeboy Golf Club, Bloomfield shopping complex and Clondeboy Retail Park. Bangor, Newtownards and Belfast are also easily accessible.

In brief the accommodation comprises of large living room with bay window and cast iron stove, solid wood kitchen open plan to dining area and sun room, and WC, to the ground floor. Upstairs there are three double bedrooms, master with en suite shower room, and family bathroom.

Outside does not disappoint either and comprises of a front and fully enclosed low maintenance rear garden with extensive brick paviour driveway leading to detached garage. Other benefits include oil fired central heating, beam vacuum system and uPVC double glazing. Recent sales in this particular location have proved to be extremely popular and this one should be no different. Ideally suited to the professional couple, families or investors alike, we thoroughly recommend a viewing at your earliest convenience to fully appreciate all that is on offer.



Directions

Travelling along Ardvanagh Road, from the Green Road, at the T-junction turn left and continue along Ardvanagh Road. Number 44 is located in the first cul-de-sac on your right hand side.



All measurements are approximate and for display purposes only

Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
THE IRISH TIMES

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 - 100) A | | | |
| (81 - 91) B | | | |
| (69 - 80) C | | | |
| (55 - 68) D | | 60 | 65 |
| (39 - 54) E | | | |
| (21 - 38) F | | | |
| (01 - 20) G | | | |
| Not energy efficient - higher running costs | | | |

Bangor/Ards Peninsula

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