



5 ARDVANAGH BRAE,
CONLIG, BT23 7XP



Offers Around £174,950



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ESTATE AGENTS

SALES / RENTALS / SURVEYS

5 Ardvanagh Brae, Conlig, BT23 7XP

- Spacious semi-detached villa in the sought-after Ardvanagh development, Conlig.
- Bright and welcoming entrance hallway leading to a large lounge with a feature brick-surround fireplace.
- Open-plan kitchen and dining area with ample storage, integrated appliances, and space for additional appliances.
- Useful utility/rear hallway with a convenient downstairs WC.
- Three well-proportioned bedrooms and a fitted bathroom with a three-piece suite.
- Enclosed rear garden with lawn and patio area, ideal for outdoor entertaining.
- No onward chain—perfect for first-time buyers or investors.

ENTRANCE HALL :

Composite glazed door, single panelled radiator



LIVING ROOM:

15' 5" x 12' 7" (4.707m x 3.835m)

Laminate flooring, feature fireplace with exposed brick surround and tiled hearth, wood mantle, double panelled radiator.



OPEN PLAN KITCHEN / DINING AREA:

12' 6" x 10' 5" (3.812m x 3.169m)

Range of high and low level cupboards, space for cooker, stainless steel extractor fan, plumbed for washing machine, space for tumble dryer, stainless steel sink unit with drainer and chrome mixer tap, space for fridge freezer, double panelled radiator .

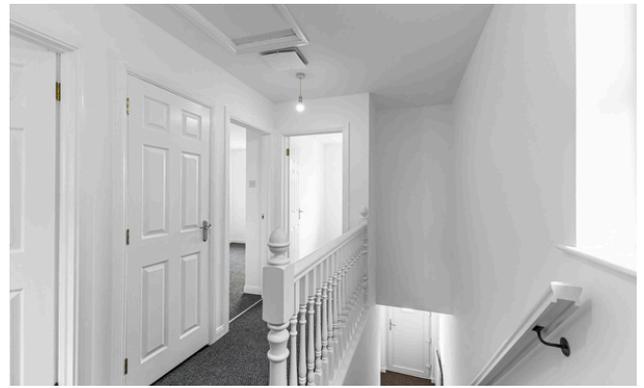


DOWNSTAIRS WC:

Push button wc, pedestal wash hand basin with chrome mixer tap, single panelled radiator

LANDING:

Hotpress off, Roofspace hatch



BEDROOM (1):

13' 2" x 8' 9" (4.022m x 2.676m)

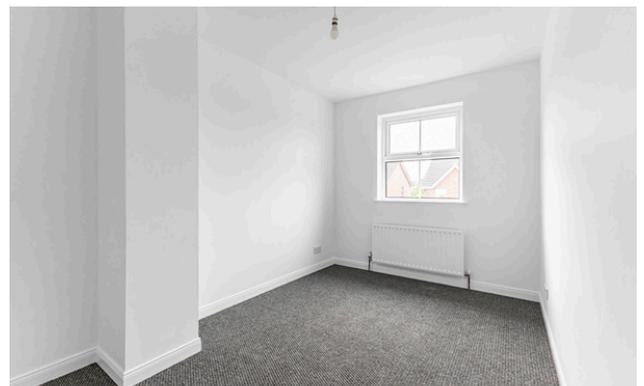
Single panelled radiator.



BEDROOM (2):

12' 8" x 8' 9" (3.863m x 2.679m)

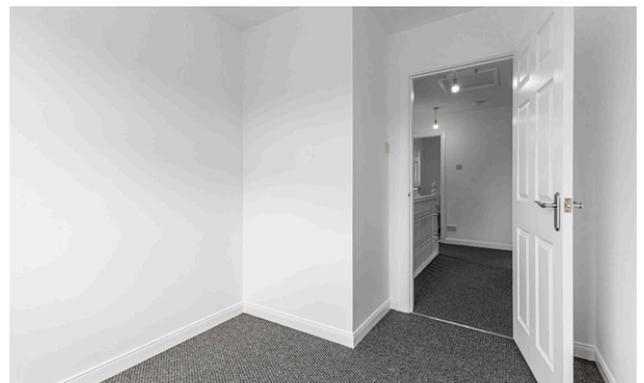
Single panelled radiator.



BEDROOM (3):

9' 1" x 7' 10" (2.77m x 2.389m)

Single panelled radiator.



BATHROOM:

Panelled bath with Triton electric shower over, pedestal wash hand basin with chrome mixer tap, low flush wc, single panelled radiator

OUTSIDE

Paved patio area, enclosed area in lawns, oil boiler house, outside tap, stones area



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £105,000

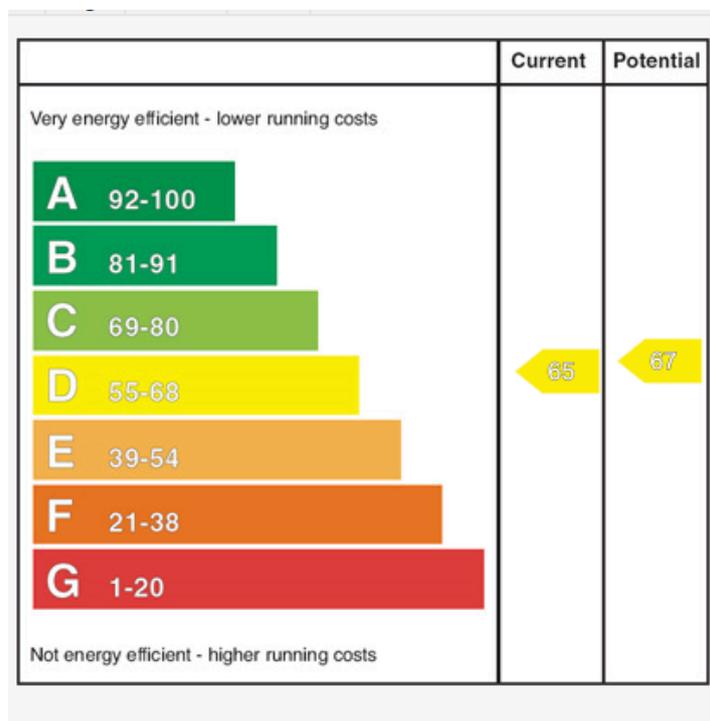
Rates for year end April 2026: £1001.49 approx

DIRECTIONS

FLeaving Bangor via the Newtownards Road, take left unto the Green Road, turn left unto Ardvanagh Road, take right and turn right unto Ardvanagh Drive, take the next right into Ardvanagh Brae and the property is along on the left.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>



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