

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 ROWANVALE CRESCENT,  
CONLIG, NEWTOWNARDS,**

**OFFERS OVER £249,950**



Boland Reilly Homes have a long-standing reputation for creating exceptional properties throughout Bangor and the Ards Peninsula. Located off the Green Road, Conlig, Bangor, Rowanvale offers a unique collection of detached and semi-detached homes, surrounded by open countryside and natural beauty.

No detail has been spared in crafting homes that are both stylish and practical, ensuring easy maintenance and a perfect fit for modern family living. This charming 3-bedroom semi-detached property at 43 Rowanvale is designed to impress. Featuring a spacious sunroom, the home enjoys a beautifully landscaped rear garden complete with a pergola, offering a tranquil outdoor retreat.

Inside, the property showcases the hallmark of Boland Reilly's commitment to quality. Inspired by the prestigious Ashfield Hall development, the home boasts bay windows, high ceilings with cornicing, and period panelled internal doors that add a touch of luxury and timeless appeal. Modern heating systems, top-tier insulation, and energy-efficient standards ensure comfort, convenience, and cost-effectiveness year-round.

Externally, the property is complemented by soft landscaping, high-quality paving, and well-designed pathways. The development entrance, with its thoughtful detailing, creates a welcoming and refined first impression.

Situated in a prime location, residents can enjoy the best of both worlds with close proximity to the bustling towns of Newtownards and Bangor. This home has been well maintained throughout and is finished to a high standard. It will appeal to first time buyers and investors alike and early viewing is highly recommended!



## Key Features

- Spacious Semi-Detached Property In Popular Location
- Open Plan Kitchen/Dining Area With A Modern Range of Units And Family Area
- Ground Floor Guest WC And First Floor Family Bathroom
- Easily Maintained, Enclosed, Landscaped Rear Garden
- Well Proportioned Living Room With Bay Window
- Two Double Bedrooms, Master With Luxury Ensuite Shower Room
- Secure Off Street Parking For Multiple Vehicles
- Great Location With Close Proximity To Both Newtownards And Bangor



### Accommodation

#### Comprises:

##### Entrance Hall

Tiled flooring.

##### Living Room

11'0" x 16'3"

Bay window with recessed spotlights.

##### Kitchen / Dining Room

15'9" x 12'5"

Modern range of high and low level shaker style units, laminate work surfaces, inset sink with mixer tap and drainer, integrated appliances to include; fridge/freezer, dishwasher, oven, 4 ring electric hob, wine fridge, stainless steel extractor hood and fan, tiled flooring, recessed spotlights, ceramic tiled floor, space for informal dining, under staircase storage plumbed for washing machine and access to enclosed rear garden.

##### Sunroom

7'8" x 10'9"

Ceramic tiled flooring, recessed spotlights and access to enclosed rear garden.

##### Guest WC

White suite comprising pedestal wash hand basin with mixer tap with tiled splashback, low flush w/c, extractor fan and tiled flooring.

##### First Floor

Built in storage.

### Landing

Built in storage.

#### Bedroom 1

11'7" x 16'4"

Double bedroom with built in sliding robes.

#### En-Suite

Luxury white suite comprising shower enclosure with overhead shower and sliding glass shower doors, semi pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, recessed spotlights, tiled flooring and heated towel rail.

#### Bedroom 2

8'5" x 12'0"

Double bedroom.

#### Bedroom 3

7'0" x 10'4"

#### Bathroom

White suite comprising panelled bath with mixer tap and overhead shower, glazed shower screen, low flush w/c, semi pedestal wash hand basin with mixer tap, recessed spotlights and tiled flooring.

#### Outside

Front - Tarmac driveway for multiple vehicles, area in lawn, paved walkway.  
Rear - Enclosed landscaped garden with mature plants, outside tap, outside light and space for shed.













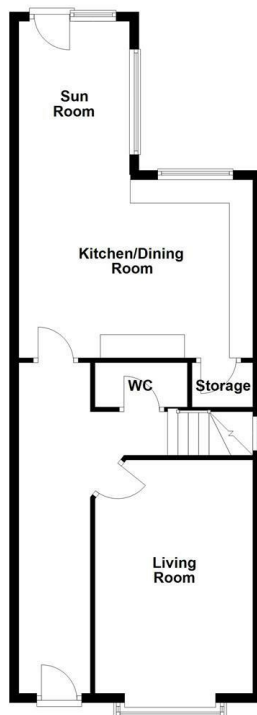




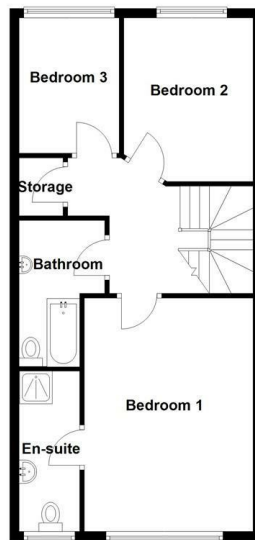




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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ANDERSONSTOWN  
028 9060 5200

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028 9047 1515

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028 9181 1444

RENTAL DIVISION  
028 9070 1000



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