



3 ARDVANAGH MEADOWS, CONLIG,  
NEWTOWNARDS, COUNTY DOWN, BT23 7XL

OFFERS OVER £180,000



Since its conception this modern style development has proved popular with a wide spectrum of purchaser, due mostly to a variety of design and the fact the development is situated between Newtownards and Bangor. This end townhouse therefore fits perfectly into the overall scheme as this individual home provides modern comfortable accommodation, that should satisfy the needs of a number of potential types of owners from singles to family units and from first time to second and perhaps third time buyers. If you're looking for a home that is easily managed and offers convenience to great retail facilities and amenities then this property could tick the boxes. Take a look and see what you think.



## Key Features

- 3 Bedrooms
- White Kitchen / Dining Area
- Oil Fired Heating System
- Detached Garage
- Open Aspect To Front
- Spacious Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Well Presented



## ACCOMMODATION

### COVERED PORCH

Light. Entrance door into ...

### ENTRANCE HALL

Laminated wood floor.

### LOUNGE

15'10" x 12'4"

Open fireplace with granite surround and hearth, wood mantel. Laminated wood floor. TV point.

### KITCHEN/DINING AREA

15'8" x 12'8"

Range of white high and low level cupboards and drawers with roll edge work surfaces. built-in Hotpoint 4 ring hob and oven under. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Part ceramic tiled floor. Part laminated wood floor.

### STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

### BEDROOM 1

15'7" x 9'0"

### BEDROOM 2

12'10" x 7'9"

### BEDROOM 3

8'7" x 7'5"

## BATHROOM

White suite comprising: Panelled bath with mixer taps and Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor.. 2 Downlights.

## OUTSIDE

### DETACHED GARAGE

18'10" x 9'4"

Roller door. Light and power. Oil fired boiler.

### FRONT

Garden in lawn.

### REAR

Enclosed garden in lawn. PVC oil tank. Tap and light.




















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	58
(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 9127 1185.

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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