



OFFERS AROUND

**£220,000**

99 Ardvanagh Road  
Newtownards  
BT23 7XN



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management



**Experience the epitome of modern living in this meticulously maintained 3-bedroom semi-detached home, nestled in the esteemed Ardvanagh Development with breathtaking views of the Balloo Wetlands.**

Discover the epitome of modern living in this exquisite 3-bedroom semi-detached home nestled within the sought-after Ardvanagh Development. Positioned at the end of the development, it boasts unparalleled privacy overlooking the serene Wetlands, with a spacious garden that's a haven of tranquility. Enjoy the convenience of a brick-paved driveway, an oversized garage, and a sun-soaked raised deck – the ultimate retreat.

Inside, an inviting lounge with an open fire sets the tone for cosy evenings, while the open-plan kitchen, dining, sunroom, complete with a recently fitted kitchen and oversized island with breakfast bar, offers seamless entertaining space.

Upstairs, three bedrooms include a master ensuite with large slide robes, ensuring comfort and style.

Meticulously maintained and move-in ready, this property promises a lifestyle of luxury and convenience. Don't miss the opportunity to make this dream home yours.





# PROPERTY FEATURES



- Meticulously Maintained 3-Bedroom Semi-Detached
- Breathtaking Views Of The Balloo Wetlands.
- Modern Fitted Kitchen With Sunroom
- Spacious Living Room With Feature Reclaimed Belfast Brick Fireplace With Open Fire
- Master With En-Suite
- Third Bedroom Currently Used As An office
- PVC Double Glazed
- Oil Fired Central Heating
- Detached Garage
- Large Garden With Decked Area Ideal For Enjoying The Evening Summer Sunshine

















## THIS PROPERTY COMPRISES

### Entrance Hall

18'4" x 5'10"

uPVC Front Door, Fully Tiled Floor.

### Living Room

12'7" x 21'10"

Large Bay Window, Engineered Oak Floor, Feature Reclaimed Belfast Brick Fireplace With Open Fire, Slate Hearth And Wooden Mantle.

### Kitchen With Sunroom

20'11" x 18'11"

Modern Kitchen With Excellent Range Of High And Low Level Units With Island, Wood laminate Work Surfaces, Ceramic Sink With Drainer And Mixer Tap, Integrated Smeg Oven, Integrated Smeg Microwave/Grill, Gas Hob, Stainless Steel Extractor Fan, Integrated Dishwasher, Space For Fridge Freezer. Fully Tiled Throughout, Recessed Spotlights, Sun Room To Rear With Access To The Garden. Space For Dining Table And Chairs.

### Landing

12'4" x 3'

Carpeted, Access To Roofspace, Drop Down Ladder. Roofspace Partly Floored.

### Bedroom 1

12'4" x 15'6"

Master With En-suite, Excellent Storage With Built In Slide Robes, Carpeted, Rear View Aspect.

### En-Suite

6'1" x 9'8"

White Suite Comprising Of Shower Cubicle, Pedestal Wash Hand Basin With Mixer Tap, Low Flush WC, Fully Tiled Floor, Extractor Fan.

### Bedroom 2

10'5" x 15'4"

Carpeted, Front View Aspect

### Bedroom 3

15'4" x 8'1"

Currently Use As An Office, Carpeted, Front View Aspect.

### Storage

2'3" x 3'7"

Storage

### Family Bathroom

6'1" x 7'9"

White Suite Comprising Of Bath With telephone Handle Shower, Pedestal Wash Hand Basin, Low Flush WC, Partly Tiled Walls, Fully Tiled Floor.

### Garage

19'6" x 15'2"

Detached Garage, Roller Door, Power And Light

### Outside Front

Garden To Front With Lawn, Brick Paved Driveway, Outside Light Above Front Door And Garage, Access Gate To Rear Of Property.

### Outside Rear

Fully Enclosed Rear Garden, Laid In Lawn, Decked Area, Vertical Wood Fencing, Access To Side Gate, Door Access To Garage, Oil Tank, Boiler Housing, Outside Water Tap.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

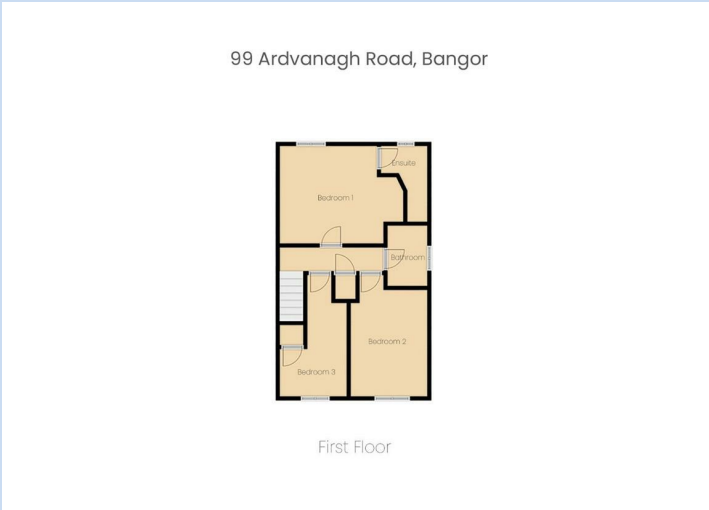
Tenure - Understood To Be Freehold

Current Rates - Understood To Be £1219.68 Per Annum

### Directions

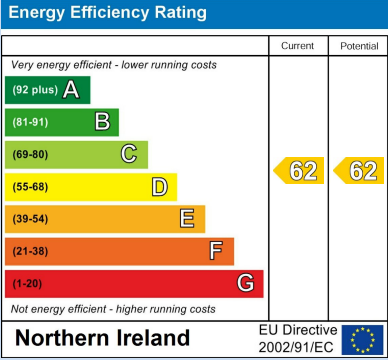
From Newtownards Rd/A21, Turn Left Onto Green Road, Then Turn Left Onto Ardvanagh Road, Stay On Ardvanagh Road And The Property Is on Your Left-hand Side.

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:



\* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee: 125 Main Street, Bangor BT20 4AE T. 028 9147 9393 info@pinkertonsni.com  
Comber & Newtownards: 7a The Square, Comber BT23 5DX T. 028 9140 4100



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.