



77 Ardvanagh Road Conlig, Newtownards, BT23 7XN

Located in a quiet cul de sac, with the privacy of the Balloo Wetlands to the rear, this charming mid townhouse may be your ideal next home. The property offers 3 bedrooms and a family bathroom on the first floor, benefiting from some additional space above the underpass, plus a lounge, with feature fireplace, and a practical kitchen/diner to the rear, with French doors opening to the lounge, for when you want the maximum space for guests perhaps.

It benefits from uPVC double glazing and oil fired central heating.

Externally there is a low maintenance, fully enclosed rear garden with paved patio and artificial grass, and a tramac parking area to the front.

All in all, a lovely home in a great location, convenient to Bangor, Newtownards and Belfast, that should be viewed to be fully appreciated.

Offers Around £185,000

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- Modern mid townhouse
- Kitchen with dining area
- Tarmac parking area to front
- Please see our website for full details.
- 3 bedrooms
- Family bathroom
- uPVC double glazing - Oil fired central heating
- Lounge with feature fireplace
- Low maintenance garden to rear
- Balloo Wetlands Nature Reserve to rear

Entrance

Entrance Hall

3'11x2'11 (1.19mx0.89m)

Lounge

12'02x14'08 (3.71mx4.47m)

Kitchen/Dining room

11'06x15'07 (3.51mx4.75m)

Landing

Bathroom

8'3x8'6 (2.51mx2.59m)

Bedroom 1

11'6x15'6 (3.51mx4.72m)

Bedroom 2

8'9x10'8 (2.67mx3.25m)

Bedroom 3

8'1x7'4 (2.46mx2.24m)

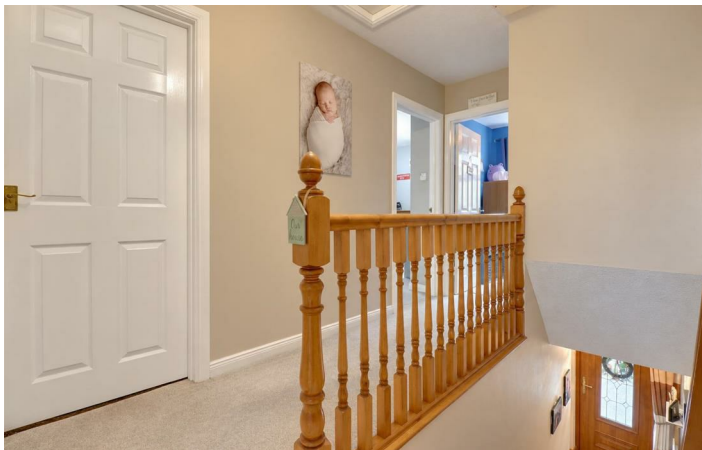
Outside

Tenure

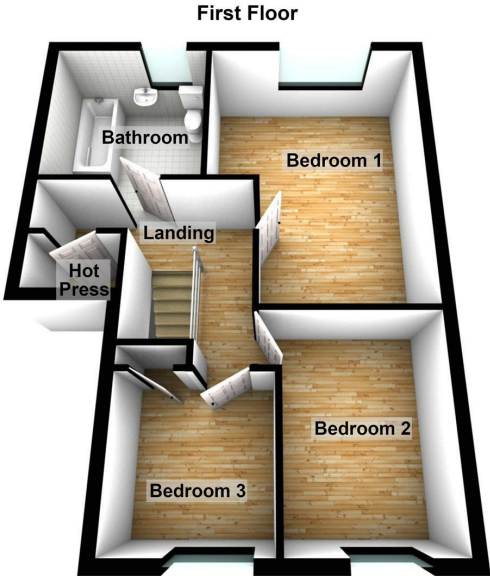
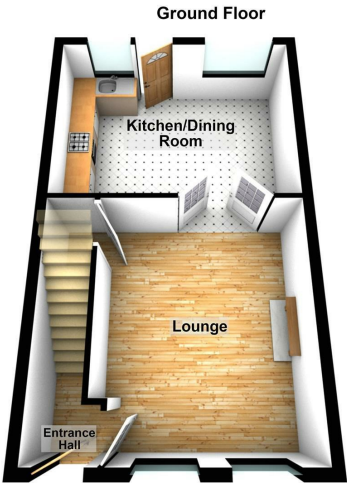
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	