



26 Ardvanagh Meadows | Conlig | BT23 7XL

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26 Ardvanagh Meadows

A superb detached family home located in a very popular area

Spacious & welcoming entrance hall with downstairs guest toilet

Lovely living room with solid wood floor and feature fireplace

Family room with dual aspect windows

Excellent modern kitchen with open plan dining space & doors to the rear garden

Four good sized bedrooms – master with built-in robes & en-suite

Contemporary family bathroom with three piece white suite

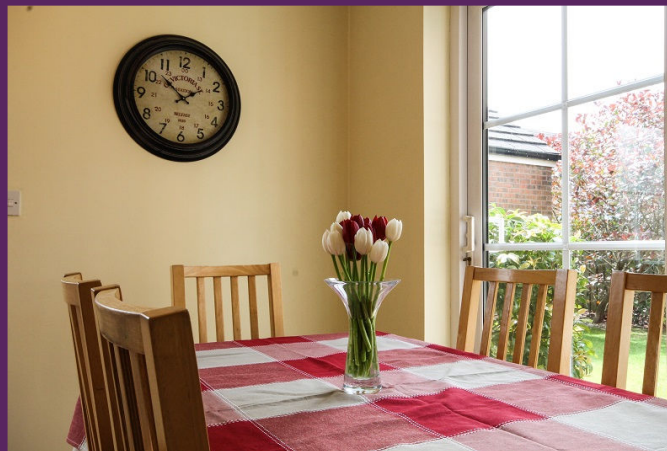
Fully enclosed and private rear garden with a good sized lawn and patio area; easy to maintain front and side garden with lawn and stoned pathways

Detached garage benefitting from light, power and roller door

Oil fired central heating, ground floor under floor heating & fully double glazed

Excellent value for money and ready to move into

Offers Around: £174,950



Impressive family home!

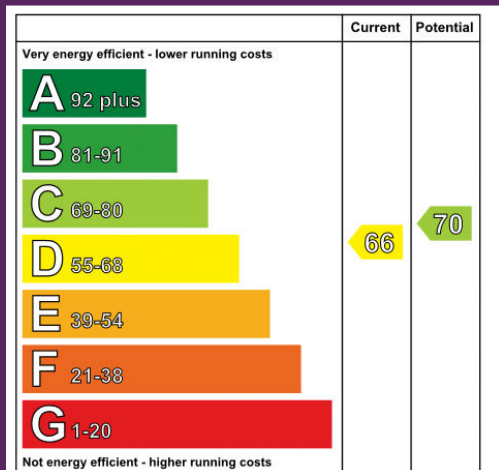
This is a fantastic detached home in a popular residential area, offering spacious accommodation to meet the demands of modern day family living. Large and growing families will be spoilt with the generous space available inside this property and with the lovely outside space flowing beautifully from the kitchen/dining area, it's sure to be a hit when entertaining family and friends. This is a great opportunity to acquire a detached home that is ideal for a family ready for extra space!

Downstairs comprises of a welcoming entrance hall, a lovely dual aspect living room with polished wood floor and feature fireplace, an excellent modern kitchen with open plan dining space with double doors to the garden – perfect for entertaining family and friends, a further family room and useful downstairs WC. Upstairs comprises of a master bedroom with built in robes and an en-suite shower room with a modern three piece white suite, three further well-proportioned bedrooms and a family bathroom with a contemporary white three piece suite.

Externally the property benefits from a fully enclosed and private rear garden with plenty of space for the children to play and there is a lovely pavior patio area where many a BBQ will be enjoyed! The front and side garden is easily maintained in lawn and the property is further enhanced by a detached garage that has been plumbed for a washing machine.

Ardvanagh Meadows is located in a very popular residential area and offers access to a range of amenities. There is a small shopping village within a short walk and Bangor, Newtownards and commuter routes to Belfast are easily accessed by public transport or car.





THIS PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL: polished laminate floor

CLOAKROOM: white suite comprising low flush WC, pedestal wash hand basin, ceramic tiled floor

LIVING ROOM: 16'3 x 12'1 (4.95m x 3.68m) polished wood floor, carved pine fireplace surround, cast iron inset, tiled hearth

FAMILY ROOM: 11'1 x 9'6 (3.38m x 2.90m) polished laminate floor

KITCHEN/DINING ROOM: 16'4 x 10'6 (4.98m x 3.20m) excellent range of high and low level units, formica round edged work surfaces, 1½ tub single drainer stainless steel sink unit with mixer tap, stainless steel extractor hood, plumbed for dishwasher, recessed spotlights, under cabinet lighting, display unit, tiled walls, tiled floor, side door to rear, patio doors to rear garden

FIRST FLOOR

MASTER BEDROOM: 10'9 x 10'5 (3.28m x 3.18m) Double built-in robe

EN-SUITE SHOWER ROOM: white suite comprising fully tiled shower cubicle, pedestal wash hand basin with mixer tap, low flush WC

BEDROOM (2): 11'0 x 9'7 (3.35m x 2.92m)

BEDROOM (3): 12'1 x 8'1 (3.68m x 2.46m)

BEDROOM (4): 9'8 x 7'8 (2.95m x 2.34m)

BATHROOM: white suite comprising panelled bath, mixer tap with telephone hand shower, pedestal wash hand basin and mixer tap, low flush WC, tiled walls, recessed spot lights

LANDING: Hot press with copper cylinder and immersion heater

OUTSIDE

DETACHED MATCHING GARAGE: 18'8 x 9'5 (5.69m x 2.87m) Roller door, light and power, oil fired boiler, plumbed for washing machine.

GARDENS: To front and side in lawn. To rear in lawn with brick pavior patio area.

LOCATION

Heading along Green Road towards Six Road Ends, turn left into Ardvanagh Road. Continue to the T-junction and turn right onto Ardvanagh Drive. Take the first left continuing along Ardvanagh Drive which becomes Ardvanagh Meadows.