



69 Ardvanagh Road | Conlig | BT23 7XN

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69 Ardvanagh Road

- * An excellent semi-detached family home in the popular Ardvanagh development
- * Well-presented throughout and ready to move into
- * Cul-de-sac location, ideal for younger families
- * Bright and spacious entrance hall
- * Living room with feature fireplace and multi-fuel burning stove
- * Lovely kitchen open plan to dining area with patio doors to the sunny rear garden
- * Three well-proportioned bedrooms
- * Master bedroom with excellent range of built-in wardrobes and en-suite shower room
- * Modern family bathroom with three piece white suite
- * Fantastic rear garden with feature decked area
- * Driveway with parking for two cars leading to a detached garage
- * Fully floored and carpeted roofspace
- * Oil fired central heating and double glazed throughout
- * Excellent value for money

Offers Around: £139,500



Perfect for Modern Family Living!

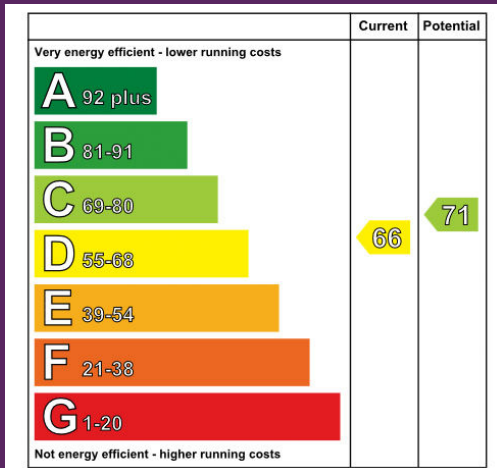
This fantastic semi-detached property sits on a lovely site within the popular Ardvanagh development. The spacious interior benefits from an excellent kitchen open plan to dining area with doors to the rear garden creating a bright and airy room, perfect for busy family life. The rear garden is fully enclosed and captures the sun, making the decking area perfect for barbecues and the garden is ideal for children playing throughout the year.

Downstairs comprises of a bright and spacious entrance hall with useful under stair storage cupboard, a lovely living room with feature multi-fuel burning stove, perfect for curling up in front of on those cooler nights, and an excellent kitchen open plan to dining area. There are patio doors to the rear garden making this a perfect space for entertaining family and friends. Upstairs comprises three well-proportioned bedrooms, the master benefitting from an en-suite shower room, and a modern family bathroom with three piece white suite.

Externally, the front garden area is laid in lawn the detached garage is approached by a pebbled driveway with parking for two cars. The rear garden benefits from a lovely decked area and a good-sized lawn area where there is plenty of space for the children's outside toys!

Ardvanagh Road is located in the popular Ardvanagh development and offers access to a range of amenities. There is a small shopping village with a short walk and Bangor, Newtownards and commuter routes to Belfast are easily accessed by public transport or car.





THIS PROPERTY COMPRISES

GROUND FLOOR

Solid wood door to...

ENTRANCE HALL Solid wood floor.

LIVING ROOM 16'7 x 13'2 Solid wood floor. Feature multi-fuel burning stove. Recessed lighting.

KITCHEN OPEN PLAN TO DINING AREA 16'8 x 9'9 Range of high and low level units including display cabinets and wine rack, granite effect worktops, 1 ½ bowl single drainer stainless steel sink unit with mixer taps, stainless steel and glass extractor hood, 4 ring gas hob, built-in under counter double oven, integrated fridge,

plumbed for washing machine, recessed lighting, slate floor. Dining area. Patio doors to rear garden.

FIRST FLOOR

MASTER BEDROOM 11'0 x 9'9 Built-in robes with sliding mirrored doors.

EN-SUITE SHOWER ROOM Three piece white suite comprising shower cubicle with power shower and PVC panels, pedestal wash hand basin and low flush WC. Recessed lighting, tiled floor and extractor fan.

BEDROOM (2) 13'0 x 8'5

BEDROOM (3) 9'5 x 7'9

FAMILY BATHROOM Three piece white suite comprising panelled bath with shower attachment, pedestal wash hand basin and low flush WC. Recessed lighting, tiled floor and extractor fan.

ROOFSpace Fully floored and carpeted.

OUTSIDE

Front area laid in lawn. Pebbled driveway to

DETACHED GARAGE 17'2 x 9'2 Roller shutter door, light and power. Oil fired boiler.

Fully enclosed rear garden laid in lawn with feature decked area. Water tap. Outside light.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

