

## 3 ARDVANAGH MEADOWS

### Conlig Newtownards BT23 7XL

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

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	

**Offers Over £175,000**

# 3 Ardvanagh Meadows

Conlig, Newtownards, BT23 7XL



## ACCOMMODATION

### COVERED PORCH

Light. Entrance door into ...

### ENTRANCE HALL

Laminated wood floor.

### LOUNGE

15'10" x 12'4" (4.83m x 3.76m)

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

### KITCHEN/DINING AREA

15'8" x 12'8" (4.78m x 3.86m)

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" (4.75m x 2.74m)

### BEDROOM 2

12'10" x 7'9" (3.91m x 2.36m)

### BEDROOM 3

8'7" x 7'5" (2.62m x 2.26m)

## 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" (5.74m x 2.84m )

Roller door. Light and power. Oil fired boiler.

### FRONT

Garden in lawn.

### REAR

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



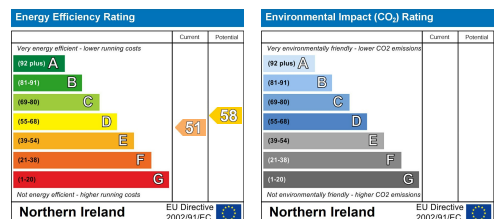
## Directions





# Floor Plan

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