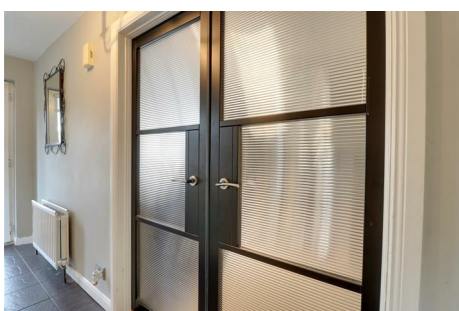
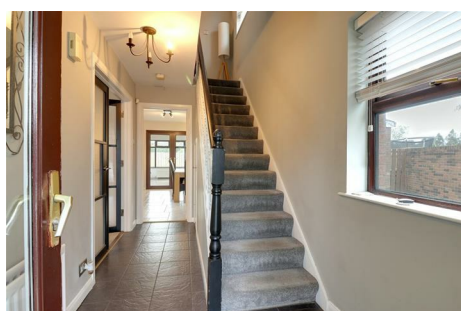




5 Ardvanagh Park

Conlig, Newtownards, BT23 7XG

At over 1,300 sq.ft. and with a generous double garage, this detached home offers something for everyone and should be viewed to be appreciated.

The property offers 4 bedrooms (3 doubles) and a modern bathroom whilst the ground floor boasts a generous lounge, with multi fuel stove, a generous kitchen/diner, with modern fitted kitchen and central island, and an equally generous sun room with vaulted ceiling. It benefits from uPVC double glazing and fascia and oil fired central heating.

Externally there is a garden in lawn to the front with a large tarmac driveway and a fully enclosed rear garden which offers great space and backs on to a countryside area with gated access to the rear. This area is something of a blank canvas limited only by your imagination (and budget) - lawn, paved patio, decking, artificial grass, or leave it as it is - the choice is yours.

Equally convenient to Newtownards and Bangor or within easy reach of Belfast and the Ards Peninsula this could be your perfect next home and internal viewing is recommended.

Offers Around £259,950

5 Ardvanagh Park

Conlig, Newtownards, BT23 7XG



- Spacious detached home
- Kitchen/diner with central island
- Detached double garage with tarmac driveway
- Please check our website for full details
- 4 bedrooms
- Sun room with vaulted ceiling
- Gardens to front & rear
- Lounge with multi fuel stove
- Modern bathroom
- uPVC double glazing & fascia - Oil fired central heating

Entrance

Entrance hall

13'5x6'2 (4.09mx1.88m)

Lounge

19x13'6 (5.79mx4.11m)

Kitchen/diner

20'1x13'10 (6.12mx4.22m)

Sun room

13'6x9'11 (4.11mx3.02m)

Landing

Bathroom

7'11x7'8 (2.41mx2.34m)

Bedroom 1

11'5x9'10 (3.48mx3.00m)

Bedroom 2

11'10x9'2 (3.61mx2.79m)

Bedroom 3

9'11x7'10 (3.02mx2.39m)

Bedroom 4

11'7x8'2 (3.53mx2.49m)

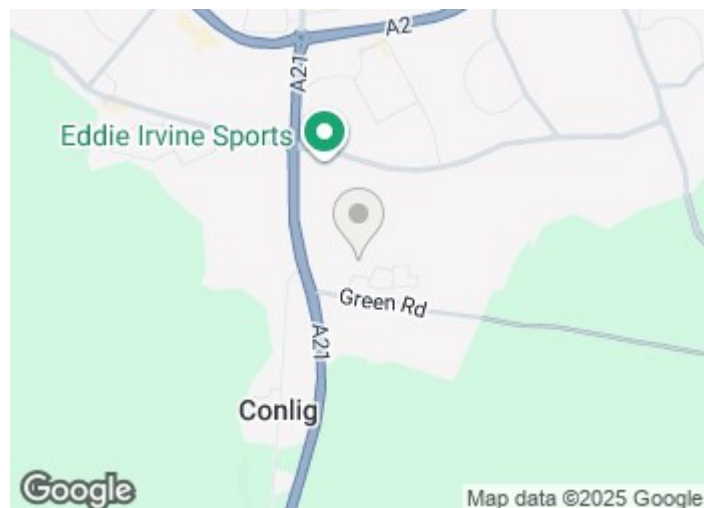
Detached double garage

19x15'5 (5.79mx4.70m)

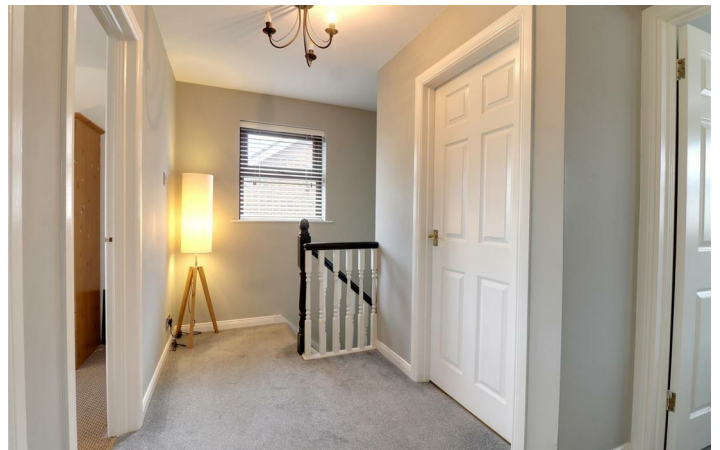
Outside

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	