



ASKING PRICE

£225,000

11 Ardvanagh Avenue
Newtownards
BT23 7XE



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Sales, Lettings and Property Management

An impressive family home, offering approx 1700 sqft of contemporary accommodation across three floors with delightfully private rear gardens, in this most sought-after development.

The property is ideally positioned giving easy access to Bangor and Newtownards with main transport routes making Belfast only a short commute away. The contemporary refurbished accommodation will be of interest to the growing family looking for flexible and contemporary living spaces.

Internally the property comprises four bedrooms with fantastic storage, including three doubles, a master bedroom with ensuite, a spacious living room with a multi-fuel stove, a kitchen

with informal dining space, a modern family bathroom, the lower level offers internal access to the integrated garage with electric up and over door, a utility room and bedroom 4 or ideal work from home space with double doors to access the rear gardens.

Enjoying a prime cul-de-sac position of particular note is the high-quality plank-style flooring throughout, excellent driveway parking, and private landscaped gardens in lawn and patio - a

wonderfully private space for the family to enjoy.

This "ready to move into" modern home will generate considerable interest - early viewing is highly recommended.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

THIS PROPERTY COMPRISES

Entrance Hall

18'2" x 6'4"

Wood laminate floor, alarm system, cupboard under stairs, access to garage.

Utility Room

12'2" x 7'3"

Excellent range of high and low level units with wood laminate worktop. Stainless steel sink with drainer and mixer tap. Space for washing machine and tumble dryer. Fully tiled floor and partly tiled walls. Utility accessed via garage. Hardwood back door to rear garden.

Bedroom 4/Lounge

12'2" x 10'11"

Wood laminate floor, patio doors leading to rear garden.

First Floor

13'7" x 6'4"

Kitchen With Dining Area

18'8" x 10'5"

Modern kitchen with excellent range of high and low-level units including saucepan drawers and wood laminate worktop. 1 1/2 bowl stainless steel sink unit with drainer and pull-out extendable mixer tap. Gas 8 ring range with twin oven and stainless steel extractor fan above. Integrated dishwasher and space for fridge freezer. Rear view aspect.

Living Room

20'2" x 11'9"

French hardwood doors with glass leading into room. Wood laminate floor, attractive fireplace with inset multi fuel stove and granite hearth. Dual view aspect.

Family Bathroom

6'4" x 6'1"

White suite comprising of panelled bath with telephone handle shower, pedestal wash hand basin with chrome taps, low flush WC, partly tiled walls, extractor fan.

Second Floor

12'1" x 6'4"

Storage.

Master Bedroom

15'0" x 11'9"

Wood laminate floor, excellent range of built in slide robes.

En-Suite

6'2" x 5'9"

White suite comprising of corner shower cubicle with gas shower, pedestal wash hand basin and low flush WC. Wood laminate floor, partly tiled floor. Recessed spotlights and extractor fan.

Bedroom 2

11'8" x 9'9"

Wood laminate floor, excellent range of built in robes.

Bedroom 3

11'8" x 8'5"

Wood laminate floor, excellent range of built in robes

Garage

18'6" x 11'2"

Up and over electric door, power and light. Boiler.

Outside Front

Tarmac drive with access gate to rear garden. Grass area, outside light.

Outside Rear

Fully enclosed rear garden laid in lawn with patio area and vertical wood fencing. Access gate to side. Outside water tap and light.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold.

Current Rates - Understood to be £ 1,219.68

Please note the size is approx 167sqm eg 1797.57 sqft as per LPS

Property ID: 826292.

Directions

From Main St, Take Newtownards Rd/A21 to Ardvagh Rd, Turn left into Ardvagh Ave. The property will be on the left-hand side.

- Impressive Family Home Over Three Floors
- 1700 sqft* Of Contemporary Flexible Accommodation
- Four Bedrooms Incl Three Doubles, Master With En-Suite
- Spacious Entrance Hall, Utility Room, Internal Access To Garage
- Bedroom 4/Second Reception Or Ideal Work From Home Space
- Spacious Living Room With Multi-Fuel Stove
- Modern Fitted Kitchen With Integrated Units And Dining Area
- PVC Double Glazed Windows, Doors, Fascia, Guttering And Eaves
- Recently Installed Gas Heating, Excellent Energy Rating, Integrated Garage With Electric Door
- "Ready To Move Into" With Delightfully Private Rear Gardens

FLOOR PLANS

11 Ardvanagh Avenue,



Ground Floor

GROUND FLOOR

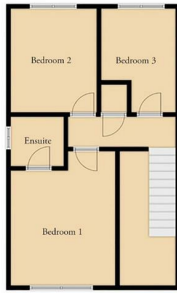
11 Ardvanagh Avenue,



First Floor

FIRST FLOOR

11 Ardvanagh Avenue,



Second Floor

SECOND FLOOR

Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

* For your information: The UK average rating is 'E50'.



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Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

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