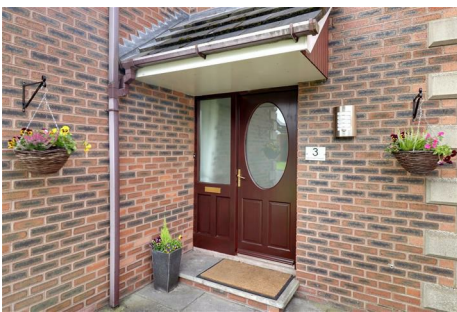


Your Local Property Experts



3 Ardvanagh Crescent , Conlig, BT23 7XF

Located in the very popular Ardvanagh area of Conlig and mid way between Newtownards & Bangor this deceptively spacious detached home extends to over 1,500 sq. ft. and offers excellent levels of accommodation in this price bracket.

The property boasts 4 double bedrooms, including master with en-suite shower room, a spacious lounge, with French doors, bay window and feature fireplace, a generous kitchen with dining area, a rear sun room and family bathroom, ground floor cloakroom and utility room. It benefits from uPVC double glazing and oil fired central heating.

The property is presented to a high standard throughout and the large open landing and hallway with picture window fills the property with light and give a great sense of space. Externally there is a detached garage with tarmac driveway and gardens in lawn to both front and rear with paved patio to the rear.

Conveniently located for commuters, easily accessed from the Green Road and offering excellent space for growing families, internal viewing is highly recommended.

Offers Around £265,000

3 Ardvanagh Crescent

, Conlig, BT23 7XF



- Deceptively spacious, modern detached home
- Lounge with feature fireplace & bay window
- Family bathroom
- Gardens to front & rear
- Nicely presented throughout
- Kitchen with dining area
- Utility & cloak rooms
- 4 double bedrooms - Master ensuite
- Sun room
- Detached garage & tarmac driveway

Entrance

Entrance hall

Lounge

21x12 (6.40mx3.66m)

Kitchen/diner

22'1x9'9 (6.73mx2.97m)

Utility Room

7'10x5'10 (2.39mx1.78m)

Sun room

12'4x10'11 (3.76mx3.33m)

Cloakroom

6'12x3 (1.83mx0.91m)

Landing

Bathroom

6'7x5'9 (2.01mx1.75m)

Bedroom 1

14'4x12'1 (4.37mx3.68m)

Ensuite shower room

6'4x5'7 (1.93mx1.70m)

Bedroom 2

11'11x9'9 (3.63mx2.97m)

Bedroom 3

9'9x9'9 (2.97mx2.97m)

Bedroom 4

9'7x8'2 (2.92mx2.49m)

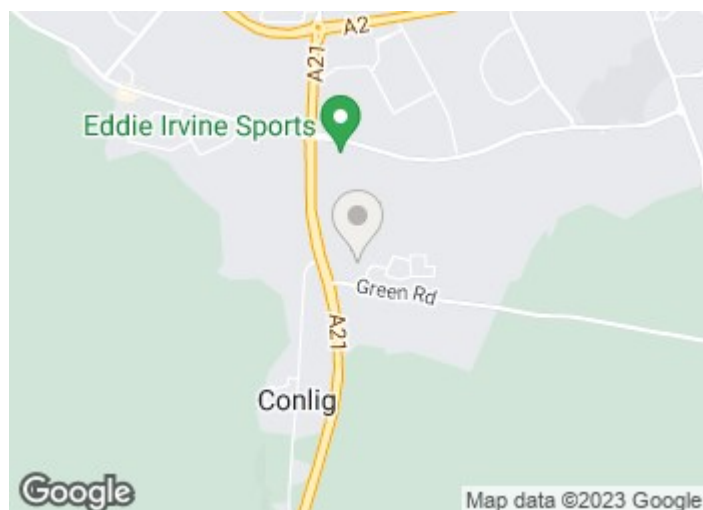
Garage

18'10x9'1 (5.74mx2.77m)

Outside

Tenure

Property misdescriptions



Directions

From Green Road turn into Ardvanagh Road, first left into Ardvanagh Avenue and first right into Ardvanagh Crescent to where number 3 is located on the right.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
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			