


Rowanvale Crescent, Conlig,
County Down, BT23 7HP

Asking Price: £249,950

 **Reeds Rains**

reedsrains.co.uk

30 Rowanvale Crescent, Conlig, County Down, BT23 7HP
Asking Price: £249,950 To be advised

EPC Rating: B

Description

We are delighted to welcome to the market this attractive 3 bed detached home in the new Rowanvale development located just off the Green Road, Conlig. Less than one year old, this property has all the modern conveniences you expect a new home to have. Downstairs WC, master bedroom with en-suite and sunroom are complimented with a spacious lounge, modern fitted kitchen. The property also benefits from full double glazing, gas fired central heating, enclosed rear garden and off street parking.

Entrance Hall

Composite double glazed front door, laminate wooden floor.

Lounge

13'8" x 11'2" (4.17m x 3.4m)
Feature cornice ceiling, recessed spotlights.

Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin, tiled splashback, ceramic tiled floor, extractor fan.

Kitchen / Dining

15'8" x 12 (4.78m x 12)
Excellent range of high and low level units with laminated work surfaces, single drainer 1.5 ceramic sink unit with mixer taps, built in oven and 4 ring hob, stainless steel chimney extractor fan, integrated fridge/ freezer, gas

boiler, ceramic tiled floor, recessed spotlights, casual dining area.

Sunroom

9'7" x 8'8" (2.92m x 2.64m)
Ceramic tiled floor, recessed spotlights, uPVC double glazed French door to patio and rear garden.

Utility Room

Under stairs, plumbed for washing machine, ceramic tiled floor.

First Floor Landing

Access to roof space, airing cupboard.

Bedroom 1

13'10" x 11'7" (4.22m x 3.53m)

Ensuite Shower Room

White suite comprising: Panelled built in shower cubicle with thermostatically controlled shower unit, dual flush WC, semi pedestal wash hand basin, ceramic tiled floor, part tiled walls, recessed spotlights, extractor fan.

Bedroom 2

12 x 8'3" (12 x 2.51m)
Rural aspect.

Bedroom 3

9'10" x 7'1" (3m x 2.16m)
Rural aspect.

Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, dual flush WC, semi pedestal wash hand basin, tiled splashback, part tiled walls, ceramic tiled floor, recessed spotlights, extractor fan.

Outside

Tarmac driveway with excellent off street parking, front gardens in lawns.

Garden

Gardens enclosed to side and rear in lawns, paved patio area and walkways.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

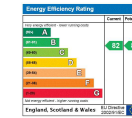
All Measurements are Approximate.

Laser Tape Clause

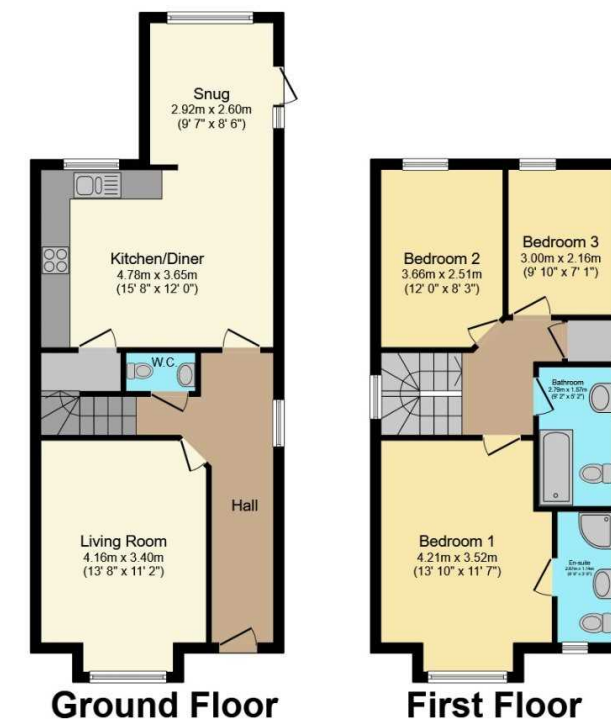
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 102.8 m² (1,106 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com