

8 Ardvanagh Manor, Conlig,
County Down, BT23 7XH

Asking Price: £270,000

 **Reeds Rains**

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EPC Rating: C

Reeds Rains are delighted to present for sale this stunning detached property in the highly popular Ardvanagh development located just off Green Road in Conlig.

Overall the home is presented to a high standard throughout leaving little for the new owners to do, but move in.

Internally comprising on the ground floor of an entrance hall with a separate WC, large lounge, kitchen/dining, and a utility room, while on the first floor, there are four generous bedrooms - master with ensuite and a main family bathroom. The property is further enhanced with gas fired central heating, double glazing, and a detached garage. Conveniently located between Newtownards and Bangor the new homeowner will benefit from the abundance of amenities, shops, and schools both towns have to offer.

Reception Hall

Hardwood door with double glazed top light and side panel, ceramic tiled floor, under stairs storage.

Cloakroom / WC

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

Lounge

18'3" x 12'3" (5.56m x 3.73m)
Contemporary stone fireplace with tiled hearth, recessed spotlights.

Kitchen / Dining

22'5" x 9'9" (6.83m x 2.97m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, breakfast bar, built in double oven and 4 ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, part tiled walls, ceramic tiled floor, recessed spotlights, open plan to Dining area with uPVC double glazed sliding patio door to garden.

Utility Room

7'10" x 5'7" (2.4m x 1.7m)
Single drainer stainless steel sink unit with mixer taps, range of units with laminated work surfaces, plumbed for washing machine, part tiled walls, ceramic tiled floor, uPVC double glazed door to side.

First Floor Landing

Airing cupboard.
Access to roof space housing gas boiler.

Bedroom 1

15' x 12'3" (4.57m x 3.73m)

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, fully tiled walls, recessed spotlights.

Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

Bedroom 3

10' x 9'9" (3.05m x 2.97m)

Bedroom 4

9'9" x 9'7" (2.97m x 2.92m)

Family Bathroom

White suite comprising: Panelled bath with mixer taps, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights.

Outside

Tarmac driveway to off street parking and access to the garage.

Detached Garage

18'10" x 11'5" (5.74m x 3.48m)
Roller door.

Gardens

Front garden in lawns.

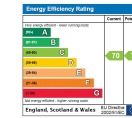
Enclosed rear garden in lawns and paved patio area. Outside tap and light.

All Measurements
All Measurements are Approximate.

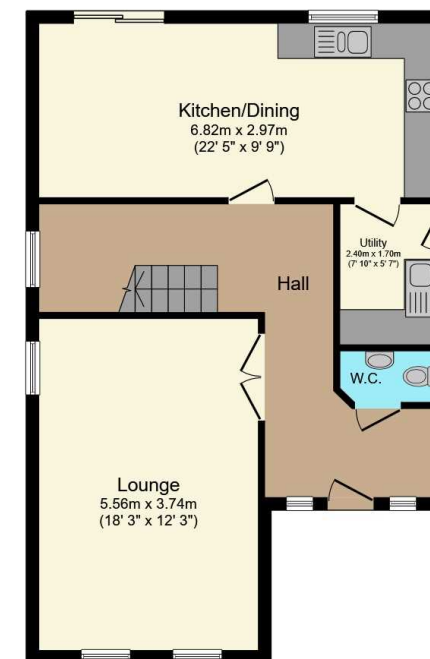
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

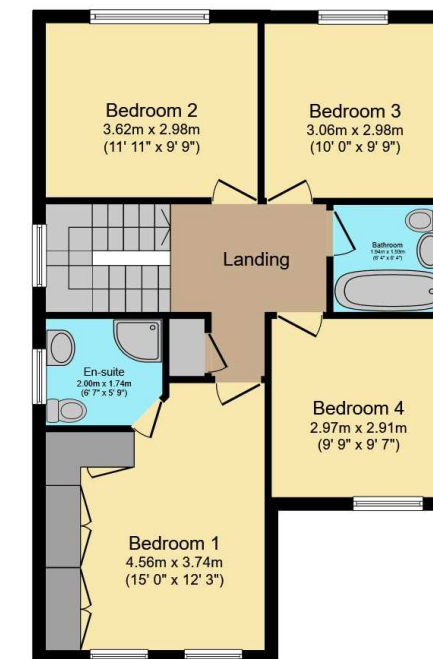
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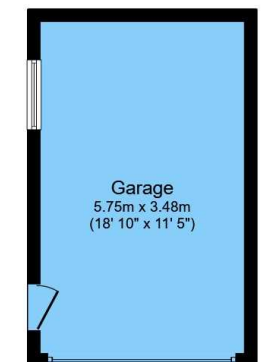
For full EPC please contact the branch.



Ground Floor



First Floor



Garage

Total floor area 149.2 m² (1,606 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).
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