

121 ARDVANAGH ROAD

Conlig Newtownards
BT23 7XN

- 3 Bedrooms
- Lounge
- Maple Kitchen
- uPVC Double Glazing
- Oil Fired Heating System
- Downstairs Wash Room
- Detached Garage
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £185,000

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ACCOMMODATION

Arched porch.

ENTRANCE HALL

Double glazed front door. Ceramic tiled floor. 2 Low voltage downlights.

LOUNGE

15'7" x 12'7" (4.75m x 3.84m)

Polished granite fireplace and hearth, gas fire. Laminated wood flooring. 4 Low voltage downlights. 8 Pane bevelled glass pine door into ...

KITCHEN/DINING AREA

12'9" x 10'6" (3.89m x 3.20m)

Fitted high and low level maple effect units including 2 opaque glass fronted cabinets with concealed downlights. Laminate work tops. Neff 4 ring gas hob with oven under. Stainless steel canopy over with light and extractor. Integrated fridge/freezer. Plumbed for washing machine. Walls part tiled. Ceramic tiled floor. 4 Low voltage downlights.

REAR PORCH

Ceramic tiled floor. uPVC double glazed rear door.

CLOAK ROOM/WASH ROOM

White suite comprising: Pedestal wash hand basin. W.C. Walls fully tiled. Ceramic tiled floor. 2 low voltage downlights.

FIRST FLOOR

Pine bannister. Hotpress with insulated hot water cylinder and immersion heater. 2 Low voltage downlights.

BEDROOM 1

12'3" x 7'10" plus door recess (3.73m x 2.39m plus door recess)
3 Low voltage downlights.

BEDROOM 2

11'5" x 8'10" (3.48m x 2.69m)
Built-in double robe. 4 Low voltage downlights.

BEDROOM 3

8'5" x 7'11" (2.57m x 2.41m)
2 Low voltage downlights.

BATHROOM

White suite comprising: Panelled bath with Aqualisa thermostatic shower, shower screen. Pedestal wash hand basin. W.C. Walls fully tiled. 2 Low voltage downlights.

ROOFSPACE

Folding ladder. Part floored. Light.

OUTSIDE

DETACHED GARAGE

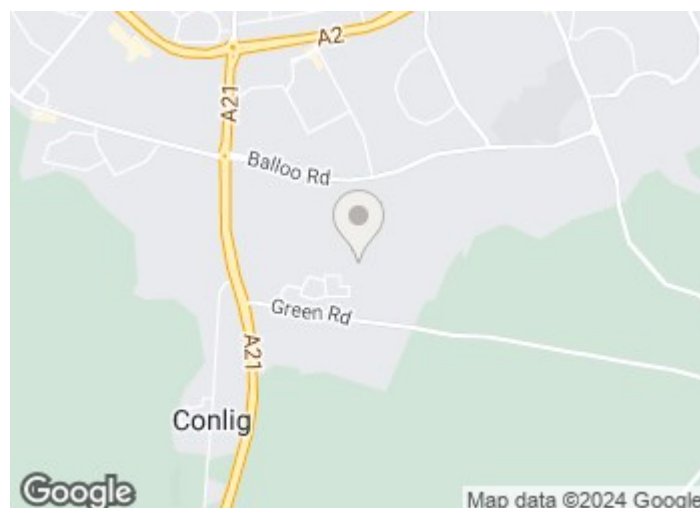
19'22 x 9'7" (5.79m x 2.92m)
Electric roller door. Plumbed for washing machine. Light and power.

FRONT

Garden in lawn. Tarmac driveway.

REAR

Laid in lawn, fenced. Security light point. Outside tap. Boiler house. Oil fired boiler. PVC oil tank.



Directions



Floor Plan

121 Ardvanagh Road, Conlig, NEWTOWNARDS, BT23 7XN



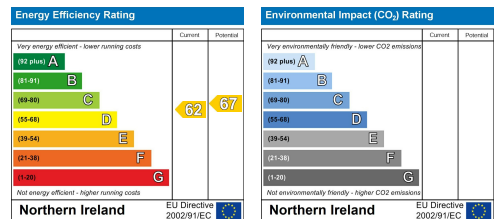
Ground Floor

First Floor

Total Area: 73.7 m² ... 793 ft²

All measurements are approximate and for display purposes only

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