

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**118 ARDVANAGH ROAD,
CONLIG, NEWTOWNARDS,**

OFFERS OVER £184,950

A beautifully presented semi-detached home in the popular Ardvanagh Development in Newtownards, offering great accommodation close to many local amenities.

The accommodation comprises of entrance hall, ground floor toilet wc, both with ceramic tile flooring. Lounge with attractive fireplace and wood laminate flooring. Modern kitchen with extensive range of 'shaker style' units, wood laminate worktops with upstand, built-in under oven and space for washing machine and dishwasher, recessed spotlighting and ceramic tile flooring, open to dining area with patio doors to rear garden.

The first floor offers three well proportioned bedrooms and family bathroom comprising panelled bath, attractive tiled walls, shower screen and ceramic tile flooring. Other benefits include gas fired central heating, uPVC double glazed windows and garden with lawn and patio area.

Ideal for first time buyers, growing families, or downsizers alike, within a prime location. Early viewing is highly recommended.



Key Features

- Excellent Semi-Detached Home In A Popular Residential Development
- Modern Kitchen With A Range Of Units And Open To Dining Area
- Gas Fired Central Heating, uPVC Double Glazing & Ground Floor WC
- Convenient Location Close To A Range Of Local Amenities & Bus Routes
- Living Room With Feature Fireplace And Wood Laminate Flooring
- Three Well Proportioned Bedrooms & Family Bathroom Suite
- Tarmac Driveway For Multiple Vehicles And Fully Enclosed Rear Garden
- Early Viewing Is Highly Recommended For This Well Maintained Home



Accommodation

Comprises:

Entrance Hall

Tiled flooring.

Living Room

11'8" x 15'4"

Fireplace surround, wood laminate flooring.

Kitchen/ Dining

15'4" x 17'3"

Modern range of high and low level shaker style units, wood laminate work surfaces with upstands, inset ceramic sink unit with mixer tap and drainer, built-in under oven, gas hob with Perspex splashback and stainless steel extractor fan and hood, space for fridge/freezer, plumbed for washing machine and dishwasher, concealed gas fired boiler, recessed spotlights, tiled flooring, open to dining area with patio doors to garden.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush w.c., ceramic tile flooring, extractor fan.

First Floor

Landing

Built in storage and access to roofspace.

Bedroom 1

8'4" x 13'6"

Double bedroom, fitted wardrobes.

Bedroom 2

7'6" x 14'2"

Double bedroom, fitted wardrobes.

Bedroom 3

7'1" x 8'2"

Wood laminate flooring, built in storage.

Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with overhead shower and shower screen, part tiled walls, tiled flooring, recessed spotlights, extractor fan.

Outside

Front & Side: Tarmac driveway for multiple vehicles and stone pathway.
Rear: Paved pathway to lawn and enclosed rear garden.







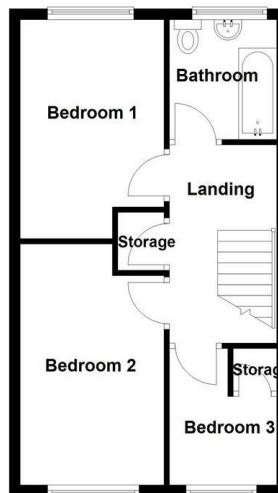




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

118 Ardvanagh Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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