

ULSTER PROPERTY SALES

UPS

RENTALS - NEWTOWNARDS

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7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



58 ARDVANAGH DRIVE, CONLIG,
BT23 7XQ

£995 PER CALENDAR MONTH



Welcome to this charming Semi detached house located on Ardvanagh Drive in the sought-after area of Conlig. This property boasts a fully fitted kitchen and a white bathroom suite including downstairs WC, perfect for modern living. With three generously sized bedrooms, there is ample space for a growing family or those in need of a home office.

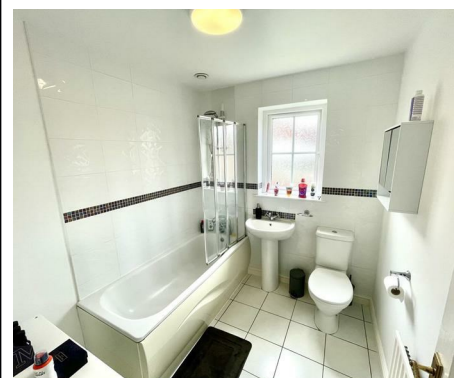
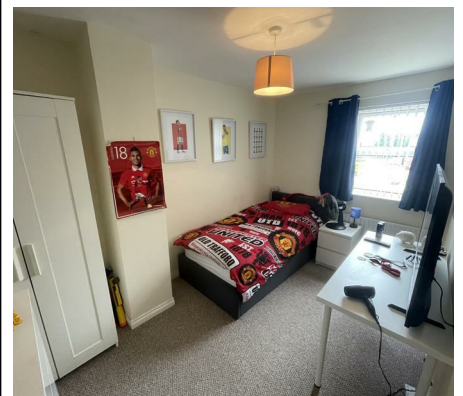
The house features gas-fired central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The south-facing garden is a delightful spot for outdoor gatherings or simply enjoying the sunshine. Additionally, the driveway provides convenient off-road parking for residents and guests alike.

Situated in close proximity to local amenities, this property offers the perfect blend of suburban tranquillity and urban convenience. Don't miss the opportunity to make this house your home and enjoy all that Ardvanagh Drive has to offer.



Key Features

- Semi-Detached Modern Three Bed Semi
- Fully Fitted Kitchen and Dining Room
- Spacious Lounge
- Three Good Size Bedrooms
- Gas Fired Central Heating and UPVC Double Glazing
- South Facing Garden Including Driveway
- Close To A Range Of Local Amenities





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
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 02890471515.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9756 1155

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