


7 Ardvanagh Brae, Conlig, County Down, BT23 7XP

Asking Price: £169,950

 Reeds Rains

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EPC Rating: C

Description

This semi detached home in the popular Ardvanagh development will appeal to both investors and first-time buyers due to its excellent proximity to Bangor and Newtownards and the local amenities they offer. The property comprises of a lounge, kitchen/dining, downstairs WC on the ground floor with 3 well-proportioned bedrooms and a bathroom with a modern white suite. The property is further enhanced with gas fired central heating and double glazed windows. Viewing is highly recommended.

Entrance Hall

Composite front door, laminate wooden floor.

Lounge

15'6" x 12'8" (4.72m x 3.86m)

Feature fireplace, tiled inset and hearth, wooden surround, laminate wooden floor.

Kitchen

12'8" x 10'4" (3.86m x 3.15m)

Single drainer 1.5 stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, ceramic tiled floor, partly tiled walls, recessed spotlights, pvc tongue and groove ceiling, door to:

Inner Hall

Ceramic tiled floor, upvc double glazed door to garden.

Cloakroom/WC

White suite, dual flush wc, pedestal wash hand basin, ceramic tiled floor.

First Floor

Airing cupboard with gas fired boiler, loft hatch with slingsby ladder.

Bedroom One

13'2" x 8'9" (4.01m x 2.67m)

Fitted wardrobe.

Bedroom Two

12'9" x 8'9" (3.89m x 2.67m)

Bedroom Three

9'3" x 7'3" (2.82m x 2.2m)

Bathroom

White suite, fully tiled built-in shower cubicle with thermostatically controlled shower unit, dual flush wc, vinyl flooring, part panelled walls, stainless steel heated towel rail, recessed spotlights, pvc tongue and groove ceiling.

Outside

To the front of the property you have communal parking, paved walkways and loose pebbles.

Enclosed garden to the rear in paved patio area, raised timber decking, loose stones, outside tap and light.

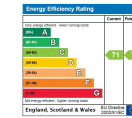
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All Measurements
All Measurements are Approximate.

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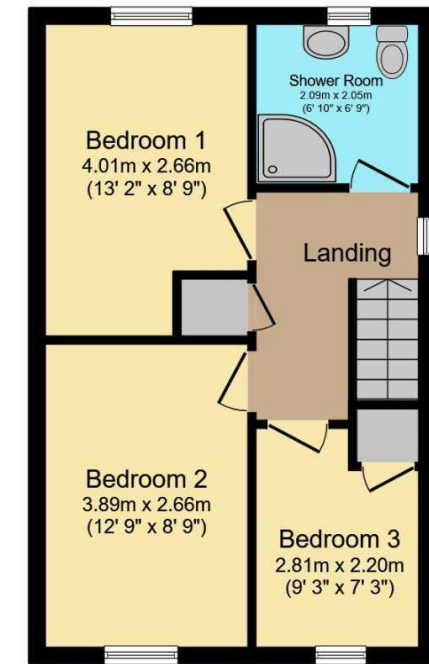
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 76.5 sq.m. (824 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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