

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 ARDVANAGH MANOR,  
CONLIG, NEWTOWNARDS,**

**OFFERS AROUND £359,950**

Situated in the charming Ardvanagh Manor of Conlig, Newtownards, this detached house offers a luxurious lifestyle with its impressive features. Boasting 3 reception rooms, 6 bedrooms, and 4 bathrooms spread over three floors covering approximately 2700 sq ft, this property provides ample space for comfortable living. The beam vacuum system is a convenient addition that enhances the modern living experience.

Situated in a private gated cul-de-sac, privacy and security are paramount in this residence. The front and enclosed rear garden offer a tranquil outdoor space, perfect for relaxing or entertaining guests. With generous parking and a detached garage, convenience is at the forefront of this property.

This house is a rare find with no onward chain, making it an ideal opportunity for those looking to settle into a new home seamlessly. Call now to avoid disappointment!



## Key Features

- Substantial Detached Home In A Private Gated Cul-De-Sac
- Three Reception Rooms, Two With Feature Fireplace
- Six Bedrooms, One Currently Used As A Walk In Wardrobe
- Oil Fired Central Heating, PVC Double Glazed Windows, Beam Vacuum System
- Circa 2700 Sq Ft, Spread Over Three Floors
- Kitchen With Excellent Range Of Units And Separate Utility Room
- Family Bathroom, Second Floor Shower Room, Master Ensuite and Ground Floor Cloakroom
- Fully Enclosed Rear Garden In Lawn And Detached Garage



### Accommodation

#### Comprises:

Georgian style front door with double glazed side panels, fan light.

#### Entrance Hall

Ceramic tiled floor.

#### Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, extractor fan, recessed down lighting, ceramic tiled floor.

#### Lounge

18'0" x 11'5"

Double glazed doors, feature polished limestone fireplace and hearth, solid oak flooring.

#### Family Room

12'0" x 11'9"

Solid oak flooring, attractive modern fireplace with hearth, solid oak flooring.

#### Dining Room

10'11" x 12'1"

Laminate floor, double doors to rear garden.

#### Kitchen / Dining Area

19'3" x 11'1"

Excellent range of high and low level units with laminate work surfaces, single drainer anthracite sink unit with mixer taps, integrated dishwasher, glazed display units, stainless steel extractor hood, space for range cooker, housing for American style fridge freezer, spotlighting, ceramic tiled floor and informal dining area.

#### Utility Room

7'4" x 6'2"

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor.

#### First Floor

##### Landing

Walk in hotpress with tiled floor, pressurised water system.

##### Master Bedroom

14'6" x 12'5"

##### Master Ensuite

White suite comprising fully tiled shower cubicle, pedestal wash hand basin, low flush wc, shaver point, heated towel radiator, fully tiled walls, ceramic tiled floor and spotlighting.

##### Bedroom 2

14'4" x 11'9"

Laminate flooring, range of built-in robes.

##### Bedroom 3

11'3" x 10'9"

Laminate flooring.

##### Bedroom 4

9'10" x 9'6"

Laminate flooring, range of fitted robes and drawers.

#### Bathroom

White suite comprising roll top free standing bath, pedestal wash hand basin, low flush wc, heated towel radiator, spotlighting and ceramic tiled floor.

#### Second Floor

##### Landing

##### Bedroom 5

23'9" x 12'5"

Spotlighting and laminate wood flooring.

##### Bedroom 6

23'9" x 11'9"

Laminate wood flooring.

##### Shower Room

White suite comprising corner fully tiled shower cubicle, pedestal wash hand basin, low flush wc, fully tiled floor, shaver point, recessed spotlighting.

#### Detached Garage

18'11" x 11'5"

Automatic roller door, light and power, oil fired boiler and beam vacuum system.

#### Outside

Front: Brick paviour driveway with ample parking, gated area, visitor parking. Garden to front in lawns and shrubs.

Rear: Decked area to rear, enclosed and fenced garden with lawn and flowerbeds, paved patio, outside light and water tap.











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.

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		53	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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