



OFFERS AROUND

**£200,000**

21 Ardvanagh Drive  
Newtownards  
BT23 7XQ



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**PINKERTONS**

Sales, Lettings and Property Management

# Stunning 3 Bedroom Home in Ardvanagh, Offering Modern Luxury Living with Open-Plan Design, Master Ensuite and Spacious Garden

Experience the pinnacle of modern living in this stunning three bedroom semi-detached home, perfectly situated in the highly desirable Ardvanagh area of Bangor. Set at the end of the development, it features a generous garden oasis, providing a peaceful retreat. A side driveway and oversized garage add to the property's

convenience.

Inside, the cosy lounge, complete with an open fire, is perfect for relaxing evenings, while the open-plan kitchen, dining area, and sunroom create a fantastic space for seamless entertaining.

Upstairs, three bedrooms include a master ensuite with sleek slide robes, combining comfort with style.

This home offers both luxury and practicality—don't miss your chance to make it yours!



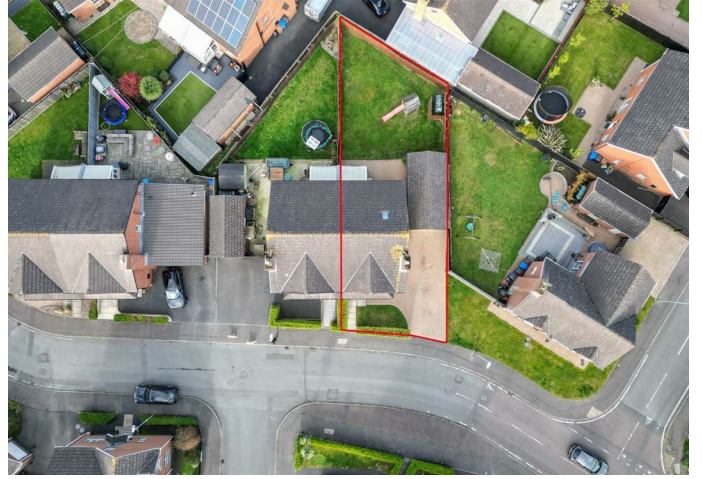
# PROPERTY FEATURES



- Immaculately Presented Semi Detached Property In Popular Residential Location
- Generous Sized Lounge With Solid Wooden Floor And Feature Fireplace
- Downstairs WC
- Modern Open Plan Kitchen Dining Leading Through To Sunroom Area
- Three Bedrooms, Master With Ensuite Shower Room
- Family Bathroom With White Suite
- Detached Garage
- Oil Fired Central Heating And uPVC Double Glazing
- Fully Enclosed Rear Garden Laid In Lawn With Patio Area
- Ideally Suited To The First Time Buyer, Professional Couple, Families Or Investor Alike









## THIS PROPERTY COMPRISES

### Hallway

18'5" x 6'8"

### Living Room

21'3" x 11'9"

### Kitchen/Dining/Sunroom

18'11" x 20'0"

### First Floor Landing

12'3" x 3'3"

### Bedroom 1

12'3" x 12'4"

### Storage

5'2" x 3'0"

### Ensuite Shower Room

9'8" x 5'10"

### Bedroom 2

14'4" x 10'1"

### Bedroom 3

14'11" x 8'5"

### Bathroom

6'1" x 8'5"

### Detached Garage

22'6" x 9'8"

### Directions

Located off Green Road

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

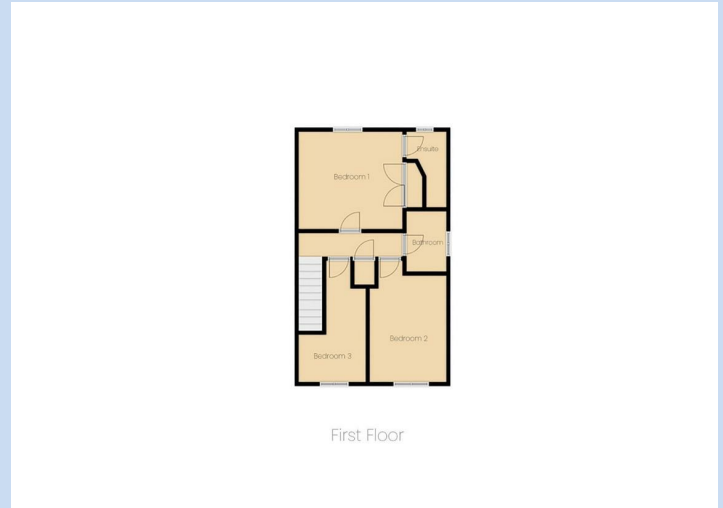
Tenure - Understood to be  
freehold

Rates - Current rates  
understood to be £1233.50 per  
annum

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>61</b>               | <b>66</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

T. 028 9147 9393  
T. 028 9140 4100

info@pinkertonsni.com

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