



This extremely well presented, mid townhouse is located within a popular and convenient location and is also within a short distance from Bangor and Newtownards for local amenities, schools and well renowned restaurants and local amenities.

The townhouse offers bright and spacious accommodation throughout comprising living room with feature hole in the wall fireplace , modern cream high gloss kitchen with ample space for dining, and on the first floor, three bedrooms and modern bathroom. Outside there is a front garden, parking for two cars and a fully enclosed rear garden in lawn and a patio area.

This is a home ready to move into and early viewing highly recommended to avoid disappointment.

Offers Around
£175,000

18 Ardvanagh Road,
Conlig,
NEWTOWNARDS,
BT23 7XA

Viewing by
appointment
through agent
028 9042 4747

- Attractive Mid Terrace
- Well Presented Throughout
- Living Room with Feature Hole in the Wall Fireplace
- Cream High Gloss Kitchen with Spacious Dining Area
- Three Well Proportioned Bedrooms
- White Bathroom Suite
- Double Glazed Windows / Oil Fired Central Heating
- Driveway Parking for Two Cars
- Enclosed Rear Garden in Lawns / Patio Area
- Popular & Sought After Location



The Property Comprises:

Ground Floor

uPVC door to . . .

ENTRANCE HALL: Laminate wood floor.

LIVING ROOM: 14' 0" x 12' 0" (4.27m x 3.66m)

Laminate wood floor, hole in wall fireplace with sleeper mantle, storage cupboard.

KITCHEN/DINING: 15' 0" x 11' 0" (4.57m x 3.35m)

Cream high gloss kitchen with excellent range of high and low level units, wooden work surfaces, Bosch induction hob, extractor fan above, plumbed for washer/dryer and dishwasher, circular wash hand basin, Bosch double oven, integrated fridge freezer, ceramic tiled floor, brick effect wall tiles, casual dining area, uPVC door to outside.



First Floor

LANDING: Hotpress with copper cylinder and built-in shelving.

BEDROOM (1): 14' 11" x 10' 11" (4.55m x 3.33m)

BEDROOM (2): 11' 10" x 9' 0" (3.61m x 2.74m)

BEDROOM (3): 13' 0" x 12' 0" (3.96m x 3.66m) (L-shaped, at widest points). Built-in cupboard.

BATHROOM: White suite comprising panelled bath with mixer tap, Aqualisa electric shower and shower screen, low flush wc, pedestal wash hand basin, ceramic tiled floor, heated towel rail, wood panelled walls, low voltage spotlights.

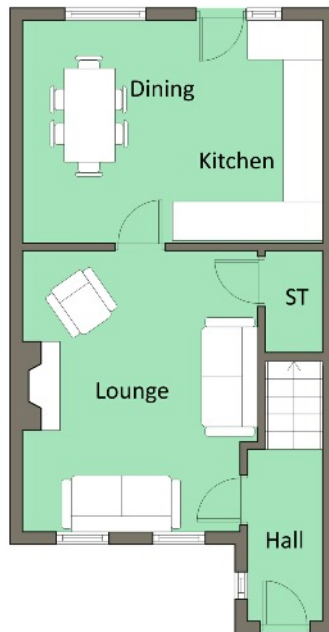
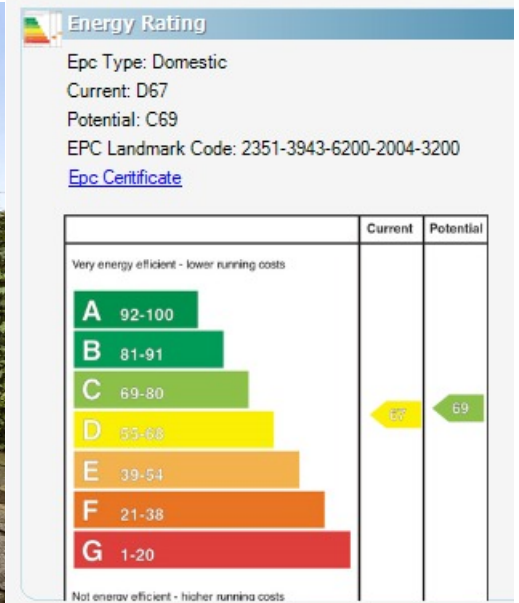
Outside

Parking for two cars to front. Fully enclosed rear garden laid in lawn, paved patio area. Alleyway for bin storage etc, boiler house with oil fired boiler, plastic oil tan.



Location:

Leaving Bangor along Newtownards Carriageway, at traffic lights turn left into Green Road and left into Ardvanagh Road.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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