



## 5 ARDVANAGH MEWS

Conlig Newtownards  
BT23 7XD

- 4 Bedrooms ( 2 ensuites )
- 3 + Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Ivory Gloss Kitchen
- Utility Room / Downstairs Wash Room
- White Bathroom Suite
- Garage / Log Cabin
- Well Presented Throughout
- Cul De Sac

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £360,000**

# 5 Ardvanagh Mews

## Conlig, Newtownards, BT23 7XD



### ACCOMMODATION

Composite entrance door into ...

### ENTRANCE HALL

Ceramic tiled floor. Understairs storage cupboard.

### LOUNGE

18'8" x 13'6" (5.69m x 4.11m)

Open fireplace with multi fuel burning stove. Distressed light 14'2" x 13'2" (4.32m x 4.01m) oak wood floor.

### KITCHEN/DINING AREA

28'5" x 13'9" narrowing to 10'10" (8.66m x 4.19m narrowing to 3.30m)

Range of ivory gloss high and low level cupboards and drawers with Quartz roll edge work surfaces. 11/2 tub single drainer stainless steel sink unit with mixer taps. Extractor hood with integrated fan and light. Integrated microwave and dishwasher. Plumbed for American fridge/freezer. Wine cooler. 11 Downlights. 2 Double glazed Velux windows.

### UTILITY ROOM

7'2" x 5'2" (2.18m x 1.57m)

Comprising: Range of cream gloss high and low level cupboards with roll edge work surfaces. Plumbed for washing machine. Ceramic tiled floor.

### WASH ROOM

Comprising: Wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 2 Downlights.

### SUN ROOM

11'11" x 10'1" (3.63m x 3.07m)

Heta wood burning stove with raised tiled hearth. 4 Downlights.

### GAMES ROOM/FAMILY ROOM

22'3" x 14'2" (6.78m x 4.32m)

Laminated wood floor. uPVC double glazed French doors leading to rear. 4 Downlights. TV point.

### STAIRS TO LANDING

### BEDROOM 1

14'2" x 13'2" (4.32m x 4.01m)

4 Downlights. Double glazed Velux window.

### WALK-IN DRESSING ROOM

Range of built-in wardrobes. 4 Downlights.

### ENSUITE

Comprising: Walk-in tiled shower cubicle with Aqualisha Aqualstream electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

### BEDROOM 2

13'7" x 9'11" (4.14m x 3.02m)

### ENSUITE

Corner shower with Mira Sport electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. 3 Downlights. Anthracite heated towel rail.

### BEDROOM 3

11'2" x 11'0" (3.40m x 3.35m)

Laminated wood floor.

### BEDROOM 4

10'11" into door recess x 8'7" at widest pt (3.33m into door recess x 2.62m at widest pt)

Laminated wood floor. Built-in double wardrobe with mirrored sliding doors. Built-in storage cupboard. 3 Downlights.

### BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan.

### OUTSIDE

#### FRONT

Tarmac driveway for ample car parking. Covered store leading to ...

#### DETACHED GARAGE

17'1" x 11'0" (5.21m x 3.35m)

\*\*NO ACCESS FOR CAR\*\*

Roller door. Light and power. Single drainer stainless steel sink unit with mixer taps.

#### LOG CABIN

14'10" x 11'4" (4.52m x 3.45m)

Light and power. Multi-fuel stove.

#### REAR

Enclosed garden in lawn with hedges. Decked patio. Paved patio. PVC oil tank. Boiler house. Hot and cold water taps.



## Directions





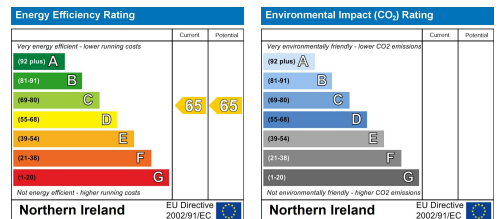
# Floor Plan

5, Ardvanagh Mews, Conlig, NEWTOWNARDS, BT23 7XD



Total Area: 181.2 m<sup>2</sup> ... 1951 ft<sup>2</sup> (excluding garage, cabin)  
All measurements are approximate and for display purposes only

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