

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 ARDVANAGH MEWS, CONLIG, NEWTOWNARDS,
COUNTY DOWN, BT23 7XD**

OFFERS OVER £360,000

Offering a full spec family home this deceptively spacious detached property will instantly appeal to those who appreciate the space to enjoy a busy lifestyle including the outside that will accommodate multiple cars. . The facing brick finish and age of the property should reduce maintenance costs, as well as making it aesthetically pleasing. It's location in a quality development of similar style properties ensures, as best as possible, a sound future investment with the overall design of the area conducive to low traffic flow, that should give peace of mind to those with a younger family with convenient access to Clandeboyne Estate and Helens Tower for those leisurely walks. Also worthy of note is the log cabin which can be easily utilised for a number of purposes and would benefit a wide range of prospective buyers working from home.

A comprehensive range of facilities are really available with this home, so why not spend the time to investigate how best to utilize them to their ultimate advantage.



Key Features

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



ACCOMMODATION

Composite entrance door into ...

ENTRANCE HALL

Ceramic tiled floor. Understairs storage cupboard.

LOUNGE

18'8" x 13'6"

Open fireplace with multi fuel burning stove. Distressed light oak wood floor.

KITCHEN/DINING AREA

28'5" x 13'9" narrowing to 10'10"

Range of ivory gloss high and low level cupboards and drawers with Quartz roll edge work surfaces. 1 1/2 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"

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"

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

GAMES ROOM/FAMILY ROOM

22'3" x 14'2"

Cherry 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 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 Aquastream 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"

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"

Laminated wood floor.

BEDROOM 4

10'11" into door recess x 8'7" 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"

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"

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.











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	

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 9127 1185.

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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