



19 Ardvanagh Road, Conlig,
County Down, BT23 7XA

Asking Price: £240,000

 **Reeds Rains**

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EPC Rating: TBC

Description

This attractive semi detached home has been carefully extended by its present owners to maximise space and facilitate growing families. Offering 4 bedrooms with 2 ensuite shower rooms as well as a family Bathroom this property offers space over 3 floors to suit the needs of even the most discerning of buyers.

Externally there are enclosed gardens to the rear as well as off street parking and a detached garage featuring ancillary accommodation to the rear. The property is fully double glazed and benefits from oil fired heating.

This popular location offers ease of access to both Newtownards and Bangor town centres with local shops and Bloomfields just a short drive away.

Reception Hall

Ceramic tiled floor, cloaks cupboard.

Lounge

17'9" x 12'2" (5.4m x 3.7m)

Laminate wooden floor, feature carved wooden fireplace with cast iron inset and slate hearth.

Kitchen / Dining / Sunroom

21'1" x 19' (6.43m x 5.8m)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, extractor fan and canopy, plumbed for washing machine and dishwasher, plumbed for American fridge freezer, part tiled walls, ceramic tiled floor,

breakfast bar. Open plan to dining area which is open to the sun room with uPVC double glazed door to the rear garden.

First floor Landing

Airing cupboard with pressurised water tank., recessed spotlights.

Bedroom 4

12'2" x 8'9" (3.7m x 2.67m)

Laminate wooden floor.

Bedroom 3

11'10" x 9'11" (3.6m x 3.02m)

Laminate wooden floor.

Bathroom

7'5" x 6'4" (2.26m x 1.93m)

White suite comprising: Corner panelled bath with mixer taps and telephone shower, pedestal wash hand basin, dual flush WC, part tiled walls, heated towel rail, recessed spotlights,

Bedroom 2

15'2" x 10'6" (4.62m x 3.2m)

Laminate wooden floor.

Ensuite Shower room

8'4" x 4'3" (2.54m x 1.3m)

White suite comprising: Built in shower cubicle with Redring electric shower, dual flush WC, wash hand basin, stainless steel heated towel rail, recessed spotlights.

Second floor Landing

Velux window, hot press with radiator and shelving / storage.

Bedroom 1

15'7" x 12'3" (4.75m x 3.73m)

Laminate wooden floor, under eaves storage, Velux window. Built in and walk in wardrobe.

Ensuite Shower room

8'10" x 3' (2.7m x 0.91m)

White suite comprising: Panelled shower

cubicle with thermostatically controlled shower unit, dual flush WC, wash hand basin, part tiled walls, laminate wooden floor, recessed spotlights, extractor fan.

Outside

Tarmac driveway to car parking space and access to Garage. Boiler house with Oil boiler.

Detached Garage

18'11" x 9'4" (5.77m x 2.84m)

Roller door, power and light,

Office to rear

9'2" x 8'6" (2.8m x 2.6m)

Additional area to the rear which is insulated and currently used as a home office.

Gardens

Front garden in barked beds with shrubs.

Enclosed rear garden in lawn, paved patio area and feature deck with lights and exterior

For full EPC please contact the branch.

power points. Outside tap and light, PVC Oil tank.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.