

44 ARDVANAGH ROAD, CONLIG, BT23 7XA OFFERS AROUND £217,500





Scan for Property Details and to Arrange a Viewing







- Attractive And Spacious Semi Detached Property In Superb Site In Quiet Cul-De-Sac Location Within Popular Residential Development
- Large Living Room With Bay Window And Cast Iron Stove
- Modern Solid Wood Kitchen Open Plan To Dining Area And Sun Room
- Ground Floor Wc
- Three Well Appointed First Floor Bedrooms
- Master With En Suite Shower Room
- Bathroom With White Suite
- Fully Enclosed South Facing Rear Garden In Lawn With Brick Paviour Patio Area
- Front Garden Laid In Lawns
- Extensive Brick Paviour Driveway Providing Parking For Two To Three Cars
- Matching Detached Garage
- Oil Fired Central Heating
- Upvc Double Glazing And Fasia Boards
- Beam Vacuum Systerm
- Ideally Suited To The Professional Couple, Family Or Investor Alike
- No Onward Chain
- Early Viewing Strongly Recommended To Fully Appreciate All That Is On Offer





## **Accommodation**

#### **Ground Floor**

**Covered Entrance Porch** 

Reception Hall

**Ground Floor WC** 

**Living Room** 21' 5" x 12' 2"

Kitchen Open Plan to Dining Area and Sunroom 19' 1" x 13' 0"

Sun Room 8' 4" x 7' 1"

### First Floor

Landing

**Bedroom One** 12' 6" x 12' 4"

**En suite Shower Room** 

**Bedroom Two** 11' 7" x 9' 0"

**Bedroom Three** 11' 7" x 9' 2"

**Bathroom** 

#### Outside

**Detached Garage** 22' 5" x 10' 3"

**Brick Paviour Driveway** 

**Fully Enclosed South** Facing Rear Garden in Lawns with Patio Area

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk







This is a fantastic opportunity to purchase an attractive and spacious semi detached property located within this popular residential development situated off the Green Road, Conlig. This superb location offers ease of access to many amenities including shops, medical centre, Clandeboye Golf Club, Bloomfield shopping complex and Clandeboye Retail Park. Bangor, Newtownards and Belfast are also easily accessible.

In brief the accommodation comprises of large living room with bay window and cast iron stove, solid wood kitchen open plan to dining area and sun room, and WC, to the ground floor. Upstairs there are three double bedrooms, master with en suite shower room, and family

Outside does not disappoint either and comprises of a front and fully enclosed low maintenance rear garden with extensive brick paviour driveway leading to detached garage. Other benefits include oil fired central heating, beam vacuum system and uPVC double glazing. Recent sales in this particular location have proved to be extremely popular and this one should be no different. Ideally suited to the professional couple, families or investors alike, we thoroughly recommend a viewing at your earliest convenience to fully appreciate all that is on offer.



# **Directions**

Travelling along Ardvanagh Road, from the Green Road, at the T-junction turn left and continue along Ardvanagh Road. Number 44 is located in the first cul-de-sac on your right hand side.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

### Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



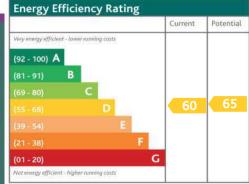
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