



Ardvanagh Meadows, Conlig,  
**Price on Application**



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# Ardvanagh Meadows, Conlig, Newtownards, County Down

## Price on Application

Occupying one of the largest sites within this development this attractive end townhouse is accessed via a private lane way and overlooks a green area to the front. Internally the property is both bright and well proportioned with a generous lounge with double doors to Kitchen / Dining and three 1st floor bedrooms and family bathroom with white suite. The property also benefits from oil fired heating and double glazed windows. Externally the large gardens will provide options for purchasers looking to extend or for those wanting excellent safe space for children to enjoy. Viewing highly recommended.

### ENTRANCE HALL

Hardwood double glazed front door, laminate wooden floor.

### LOUNGE

4.80m x 3.76m (15'9" x 12'4")  
Laminate wooden floor, brick fireplace with tiled hearth, under stairs storage, Glazed double doors to

### KITCHEN / DINING ROOM

4.78m x 3.89m (15'8" x 12'9")  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, built in stainless steel oven and 4 ring ceramic hob, extractor fan and canopy, ceramic tiled floor, Open plan to dining area with laminate wooden floor, upvc double glazed door to garden.

### FIRST FLOOR LANDING

Access to roof space. Hot press.

### BEDROOM ONE

4.83m x 2.77m (15'10" x 9'1")

### BEDROOM TWO

3.86m x 2.77m (at widest) (12'8" x 9'1" (at widest))

### BEDROOM THREE

2.62m x 2.26m (8'7" x 7'5")

### BATHROOM

White suite comprising : Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin. low flush WC, part tiled walls, ceramic tiled floor.

### OUTSIDE

Loose pebble driveway to car parking space.

### GARDENS

Large corner site with gardens in lawns Front , side and rear. Loose pebble walkways, boiler house with oil boiler, PVC oil tank, outside tap and light.

#### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

#### Laser Tape Clause

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



For full EPC please contact the branch

