



**36 ARDVANAGH ROAD,
CONLIG, NEWTOWNARDS,**

OFFERS AROUND £229,950

Located in a popular and well-established area of Conlig, 36 Ardvanagh Road is a spacious and well-presented family home offering generous accommodation, a garage and a superb west-facing rear garden.

The property opens with a welcoming entrance hall finished with ceramic tiled flooring and useful under-stair storage. The living room is bright and inviting, featuring a solid wooden floor, bay window and an attractive wood-burning stove, creating a warm and comfortable space. To the rear, the modern kitchen and dining room forms the heart of the home, fitted with a contemporary range of high and low level units, integrated appliances and ample workspace. A breakfast bar provides additional seating and storage, while recessed spotlighting and tiled flooring complete the space. Off the kitchen, a cosy snug offers a versatile additional reception area with direct access to the enclosed rear garden.

On the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in robes and a private en-suite shower room. The remaining bedrooms are both generous in size, one of which includes built-in storage, and are serviced by a modern family bathroom with white suite.

Externally, the property enjoys a spacious driveway providing parking for multiple vehicles, along with a front lawn and paved walkway. The rear garden is fully enclosed and west facing, featuring artificial lawn, mature trees and planting, outside lighting and tap, offering an excellent space for outdoor living. A detached garage with roller shutter door, power and light further enhances this impressive home, making it an ideal choice for families seeking space, comfort and convenience.



Key Features

- An Excellent Semi-Detached Family Home In A Prime Residential Location
- Open Plan Kitchen/Living/Dining, Kitchen With Integrated Appliances
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities
- Spacious Living Room With Wood Burning Stove And Bay Window
- Three Well-Proportioned Bedrooms, Master With Ensuite Shower Room
- Parking To Front, Enclosed Rear Garden And Detached Garage
- Early Viewing Highly Recommended!



Accommodation Comprises:

Entrance Hall

Ceramic tiled floor and under staircase storage.

Living Room

12'02 x 18'05

Solid wooden floor with bay window and wood burning stove.

Kitchen/Dining Room

19'04 x 12'11

Modern range of high and low level units, wood laminate work surfaces, inset stainless steel sink unit with mixer tap and drainer, integrated appliances to include; dishwasher and fridge freezer, plumbed for washing machine and space for oven, stainless steel extractor fan, tiled flooring, recessed spotlights, space for dining and breakfast bar with seating and storage.

Snug

7'11 x 8'06

Tiled floor and access to enclosed rear garden.

First Floor

Landing

Access to hot press and recessed spotlights.

Bedroom 1

13'05 x 11'10

Double room with built in robes.

En-Suite

White suite comprising shower enclosure with overhead electric shower and glass door, vanity unit with storage and mixer tap, low flush w/c, recessed spotlights and tiled flooring.

Bedroom 2

10'04 x 13'01

Double room.

Bedroom 3

8'03 (at widest point) x 14'02

Built in storage.

Bathroom

White suite comprising shower enclosure with tiled bath with mixer tap and handheld shower attachment, vanity unit with storage and mixer tap, low flush w/c, recessed spotlights and tiled flooring.

Garage

14 x 22

Roller shutter door and power and light.

Outside

Front - Driveway for multiple vehicles, area in lawn, paved walkway.

Rear - Enclosed garden with mature trees and plants, artificial lawn, outside tap, outside light, enclosed and West facing garden.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

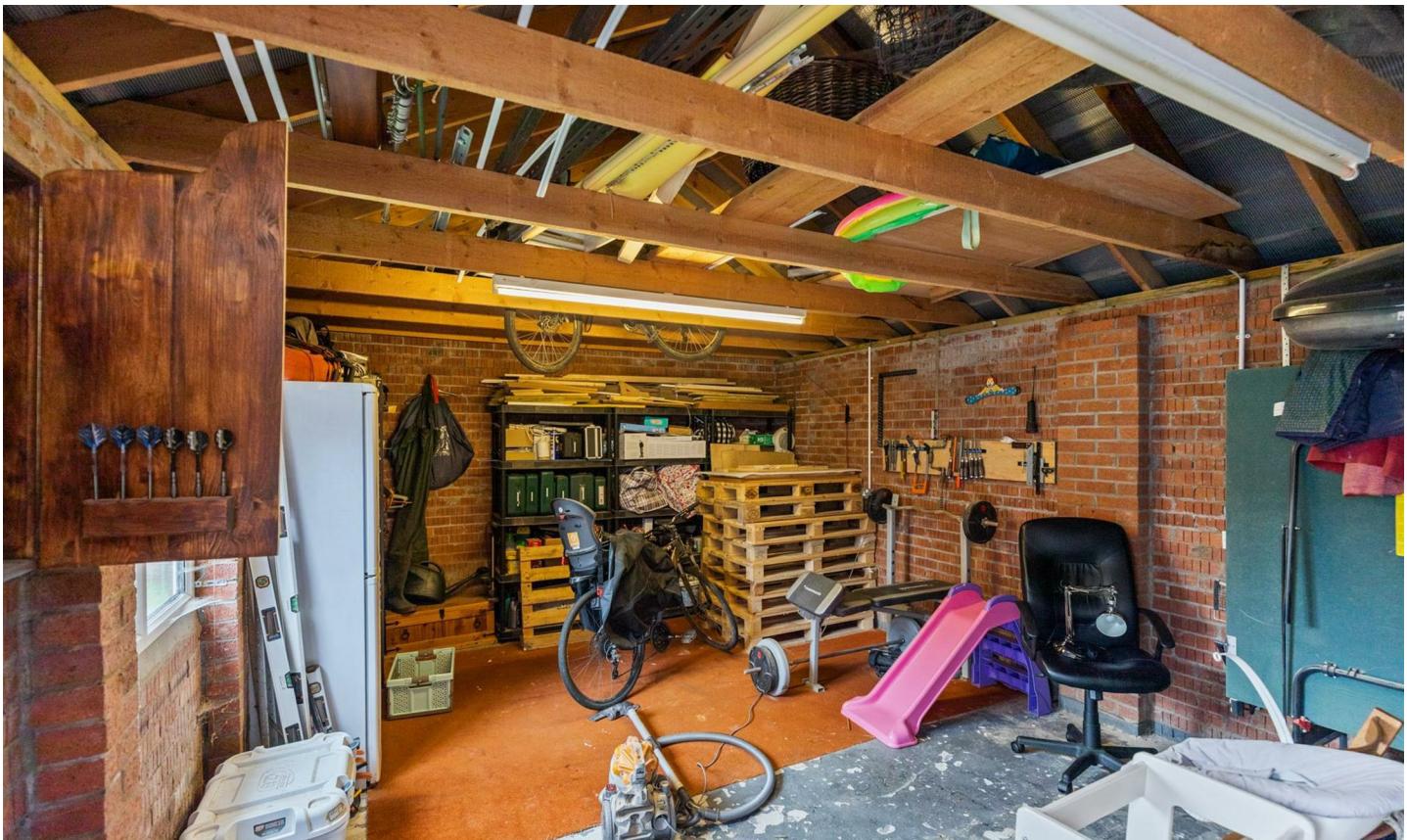
You can find more information about the legislation at www.legislation.gov.uk



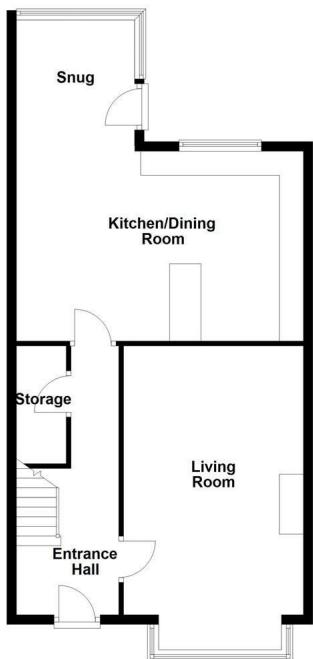




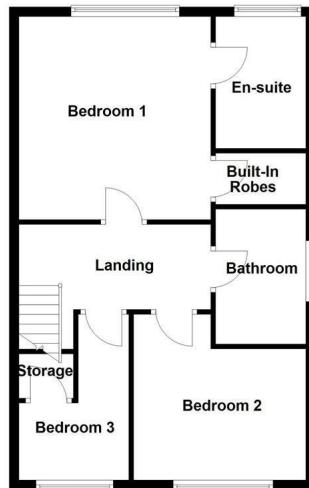




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(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 91811444.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENFORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark