



# 21 ARDVANAGH CRESCENT

Conlig, BT23 7XF

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*Offers Around* **£284,950**



DETACHED | 4 🏠 | 3 🚿 | 3 🚿

Tucked away at the end of a quiet cul-de-sac within this popular residential area here is an ideal opportunity to purchase an attractive extended detached family home.

## KEY FEATURES

- Attractive Extended Detached Family Home Tucked Away In A Quiet Cul-De-Sac Location
- Popular Residential Area In Close Proximity To Many Amenities Including Shops And Health Centre As Well As Bangor, Newtownards And Donaghadee
- Living Room With Attractive Fireplace And Electric Fire
- Superb Modern Fitted Kitchen With Casual Dining Area
- Sun Room
- Four Well Proportioned Bedrooms
- Main Bedroom With En Suite Shower Room
- One Bedroom On The Ground Floor With Its Own Entrance And En Suite Shower Room
- First Floor Bathroom With White Suite
- Phoenix Gas Heating
- Upvc Double Glazed Windows
- Front Garden In Lawns
- Tarmac Driveway With Excellent Parking



## ROOM DETAILS

### Ground Floor

- Reception Hall
- Living Room  
13' 7" x 19' 0"
- Superb Modern Fitted Kitchen Open Plan To Casual Dining/Family Area  
20' 2" x 13' 10"
- Sun Room  
12' 6" x 10' 0"
- Bedroom Four  
17' 2" x 9' 10"
- En Suite Shower Room

### First Floor

- Bedroom One  
13' 4" x 11' 9"
- En Suite Shower Room
- Bedroom Two  
9' 7" x 9' 6"
- Bedroom Three  
10' 1" x 7' 5"
- Bathroom

### Outside

- Large Detached Garage  
24' x 11'10"
- Front Garden In Lawns, Tarmac Driveway With Excellent Parking
- Easily maintained fully enclosed rear garden with extensive paving, outside tap and outside power points



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Heading from Bangor and Newtownards along Green Road turn left onto Ardvagh Road. Take the second left into Ardvagh Avenue and first right into Ardvagh Crescent.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	74	75
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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