



55 ARDVANAGH MEADOWS

Conlig Newtownards BT23 7XL

- 3 Bedrooms
- Lounge With Multi Fuel Stove
- Spacious Kitchen / Dining Area
- uPVC Double Glazing
- Phonix Gas Heating System
- White Shower Room
- Well Presented Throughout
- South Facing Rear Garden & Cul-De-Sac Position

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	65	72
EU Directive 2002/91/EC		

Offers Over £190,000

55 Ardvanagh Meadows

Conlig, Newtownards, BT23 7XL



ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

PVC composite entrance door and modern wood laminate strip floor. Low voltage lighting.

LOUNGE

15'6" x 11'4" (4.72m x 3.45m)

Multi-fuel stove with slate hearth. Laminated wood floor. 4 Downlights.

SPACIOUS KITCHEN/DINER

15'7" x 12'8" (4.75m x 3.86m)

Slate grey cupboards and drawers with roll edge work surfaces. 1 1/2 tub single drainer sink unit with mixer taps. Built-in 4 ring gas hob and

Russell Hobs oven under. Extractor canopy with Hotpoint integrated fan and light. Part tiled walls.

Plumbed for washing machine. 4 Downlights.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Laminated wood floor. Heated towel rail.

FIRST FLOOR

Hotpress. Radiator. 3 Downlights.

BEDROOM 1

13'0" x 8'9" (3.96m x 2.67m)

Double built-in wardrobes.

BEDROOM 2

13'1" x 7'9" (3.99m x 2.36m)

BEDROOM 3

7'11" x 7'7" (2.41m x 2.31m)

Built-in wardrobe. 2 Downlights.

BATHROOM

White suite comprising: Corner shower with thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Fully tiled walls and tiled floor.

OUTSIDE

FRONT

Garden and washed pebble driveway.

REAR

Gardens with timber garden shed. Outside power point. Light and tap.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

