

ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDG





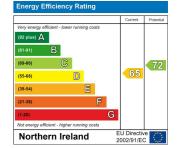




## **55 ARDVANAGH MEADOWS**

# Conlig Newtownards BT23 7XL

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



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. 11/2 tub Double built-in wardrobes. single drainer sink unit with mixer taps. Built-in 4 ring gas hob and

Russell Hobs oven under. Extractor **BEDROOM 3** 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 tap. W.C. Fully tiled walls and tiled towel rail.

#### **FIRST FLOOR**

Hotpress. Radiator. 3 Downlights.

#### **BEDROOM 1**

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

#### **BEDROOM 2**

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

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 floor.

#### **OUTSIDE**

#### **FRONT**

Garden and washed pebble driveway.

#### **REAR**

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



### **Directions**











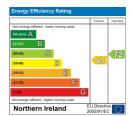


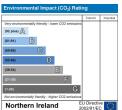




### **Floor Plan**

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