

122 Ardvanagh Road Newtownards, BT23 7XN

Offers over £175,000



**VICTORIA
PINKERTON**

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Inviting Semi-Detached Property with Three Bedrooms in Ardvanagh, Conlig

Welcome to this charming semi-detached house located at 122 Ardvanagh Road in the picturesque village of Conlig, Newtownards. This delightful property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families, first-time buyers, or savvy investors seeking a promising opportunity.

Upon entering the home, you're greeted by a warm and inviting reception room—ideal for both relaxing and entertaining. Beyond this is the kitchen, complete with a convenient downstairs WC and French doors that open out to the back garden. Upstairs are three

well-sized bedrooms along with a modern family bathroom.

The spacious driveway accommodates up to two cars, offering convenience for residents and visitors alike. The enclosed back garden is a wonderful addition, providing a private outdoor space for children to play or for hosting summer barbecues. A handy shed is also included, perfect for storing gardening tools or outdoor equipment.

The property is designed with comfort in mind, featuring gas-fired central heating and uPVC double

glazing, ensuring warmth and energy efficiency throughout the year.

Situated in the tranquil setting of Conlig, this property enjoys a peaceful atmosphere while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a friendly community or seeking a solid investment, this three-bedroom semi-detached house presents an excellent opportunity. Do not miss the chance to make this lovely home your own.





PROPERTY FEATURES

- Charming Semi-Detached Home Located At 122 Ardvanagh Road In The Picturesque Village Of Conlig, Newtownards
- Features Three Well-Proportioned Bedrooms And Two Bathrooms, Ideal For Families Or First-Time Buyers
- Warm And Inviting Reception Room Perfect For Relaxing Or Entertaining Guests
- Modern Kitchen With Convenient Downstairs WC And French Doors Leading To The Back Garden
- Three Spacious Bedrooms Upstairs Alongside A Contemporary Family Bathroom
- Private Driveway Providing Off-Street Parking For Up To Two Cars
- Enclosed Back Garden Offering A Safe Space For Children Or Outdoor Entertaining
- Includes A Handy Shed, Ideal For Storage Of Gardening Tools Or Outdoor Equipment
- Benefits From Gas-Fired Central Heating And uPVC Double Glazed Windows
- Peacefully Situated In Conlig With Easy Access To Local Amenities And Transport Links







PROPERTY MEASUREMENTS

Hallway	6'8" x 3'10"
Living Room	12' x 15'9"
Kitchen	15'8" x 17'3"
Toilet	5'4" x 4'7"
Bedroom 1	15'7 x 8'9"
Bedroom 2	12'10" x 7'9"
Bedroom 3	7'5" x 8'6"
Storage	1'10" x 3'3"
Bathroom	7'8" x 6'5"
Landing	7'6" x 11'9"
Storage	3'1" x 3'1"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold
Management Fees - TBC
Rates - Understood To Be £1,049

Directions
Located off the Green Road

Energy Efficiency Rating

The rating for this property is:

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		EU Directive 2002/91/EC

* For your information: The UK average rating is 'E50'.



WHAT3WORDS: [///window.eggs.status](https://www.window.eggs.status)

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