COLIN GRAHAM RESIDENTIAL

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12A Ardvanagh Court, Conlig, Newtownards, BT23 7XR

- Well-Presented, Spacious, Semi Detached
- Bay-Fronted Lounge
- Sun Porch
- Bathroom; White Three Piece Suite
- Generous Sized Private Driveway
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £229,950

EPC Rating C

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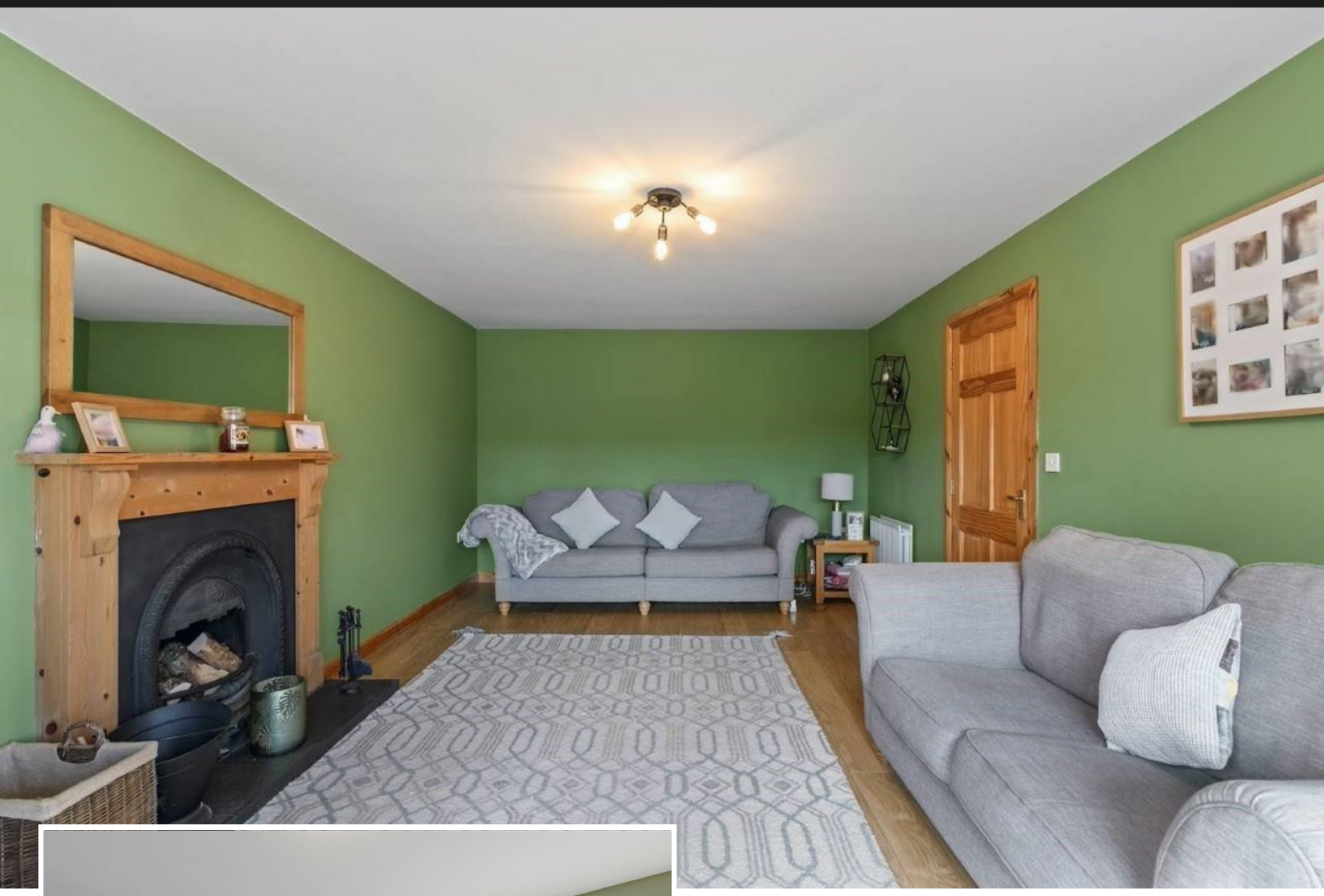
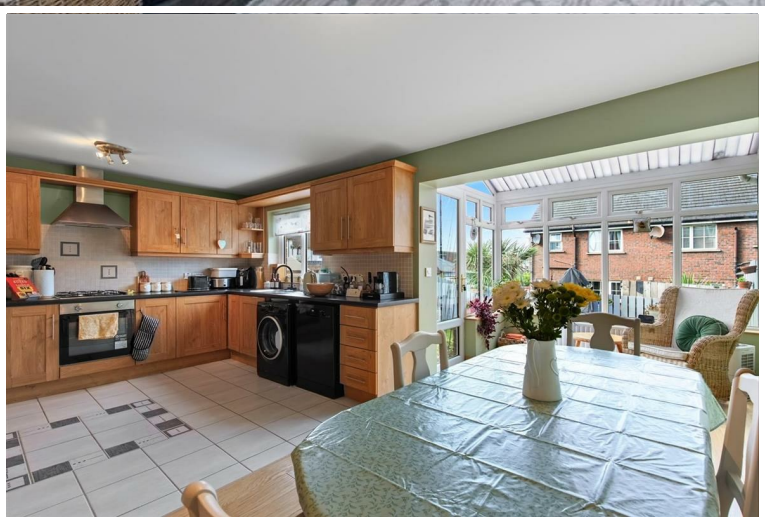




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with hardwood double glazed side screens. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 21'9" x 11'9" (wps)

Box bay window to front elevation. Open fire in cast iron fireplace with timber surround and tiled hearth. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 18'11" x 12'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to dining area. Open arch leading to:

SUN PORCH 8'10" x 6'10"

Wood laminate floor covering. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Positive air ventilation system. Access to shelved store and partially floored roof space via slingsby style ladder. Gas fired central heating boiler.

PRINCIPAL BEDROOM 12'11" x 11'8"

Built in double wardrobe. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat control main shower unit with drench shower head. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

BEDROOM 2 15'6" x 10'1" (wps)

Wood laminate floor covering.

BEDROOM 3 15'7" x 8'5" (wps)

Wood laminate floor covering.

FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in decorative stone.
Tiled entrance porch.
External lighting.
Fully enclosed rear garden finished in lawn, composite decking and decorative stone.
Outside hot and cold taps.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider

(Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

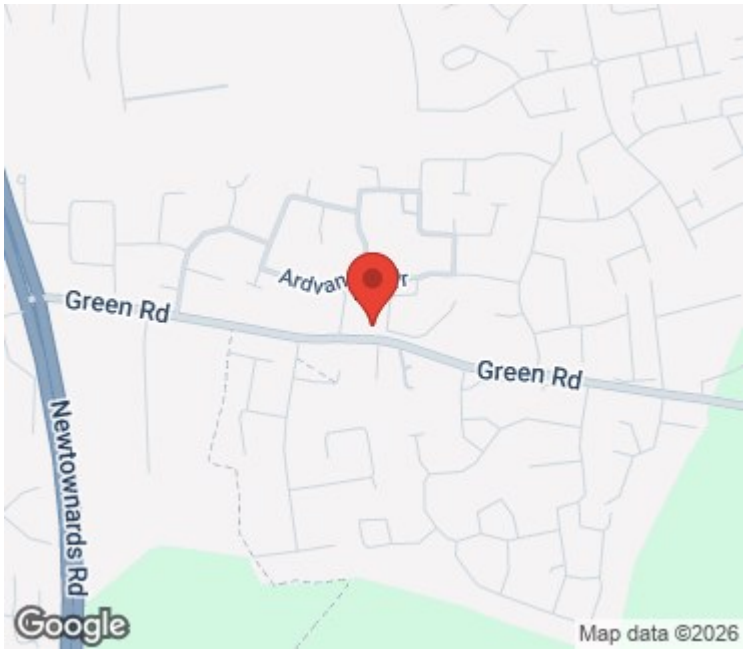
Well presented, spacious, three bedroom, semi detached home, situated within the popular Ardvanagh area of Conlig, Newtownards.

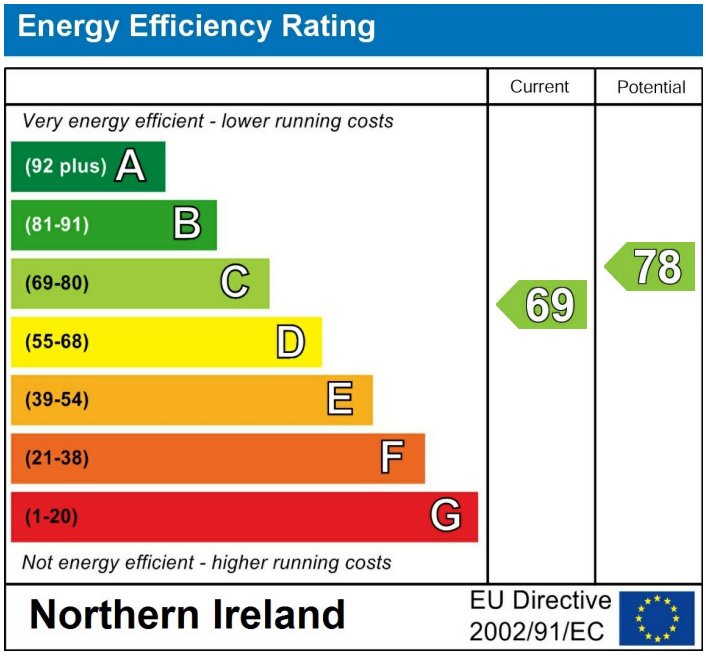
The property comprises entrance hall, furnished cloakroom, bay-fronted lounge, kitchen through dining room, sun porch, three bedrooms, to include principal en suite, and separate family bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway and fully enclosed rear garden, finished in lawn, composite decking and decorative stone.

Other attributes include gas heating and PVC double glazing.

Early interest recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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