ULSTER PROPERTY SALES
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NEWTOWNARDS BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

35 ARDVANAGH COURT, CONLIG, NEWTOWNARDS, BT23 7XR

OFFERS AROUND £180,000

This attractive three-bedroom mid townhouse is situated within the popular Ardvanagh Court development in Conlig and offers well-proportioned accommodation that should appeal to first-time buyers, young families and investors alike.

Built around 2004, the property comprises an entrance hall, bright living room with feature open fireplace, spacious kitchen with dining area and a convenient ground floor WC. On the first floor there are three bedrooms together with a white bathroom suite.

Externally, there is communal parking to the development, while to the rear is a fully enclosed, low-maintenance garden combining paved areas with artificial lawn – ideal for outdoor seating and entertaining.

Further benefits include oil fired central heating, freehold tenure and the property is offered for sale with no onward chain, helping to make for a straightforward purchase. Early viewing is recommended.

** Photographic Disclaimer: Some images have been digitally enhanced and virtually staged using AI-generated furniture and accessories for illustrative purposes only. These images are intended to demonstrate the potential use and layout of the space. Furniture, furnishings and accessories shown may not be present at the property. Please refer to the unedited photographs and arrange a viewing to appreciate the property in its actual condition.

Key Features

- Three-bedroom mid townhouse in popular Ardvanagh Court, Conlig
- Built around 2004, in a convenient location within Conlig, with easy access to Newtownards and Bangor
- Bright living room with feature open fireplace
- Spacious fitted kitchen with dining area
- Ground floor WC and first floor bathroom
- Oil fired central heating and PVC double glazed windows
- Fully enclosed, low-maintenance rear garden with paving and artificial lawn
- Freehold and offered for sale with no onward chain

Accommodation Comprises:

Entrance Hall
Tiled floor with staircase leading to the first floor.

Living Room
14'02 x 10'5
Bright and well-proportioned reception room with wood-effect laminate flooring and feature open fireplace with timber mantle and tiled hearth.

Kitchen / Dining Area
14'14 x 7'74
Fitted with a range of high and low level units with laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated under oven, four-ring ceramic hob and stainless steel extractor hood. Plumbed for washing machine with additional space for tumble dryer and fridge freezer. Part tiled walls, tiled floor and space for dining. Rear access to the garden.

Downstairs WC
White suite comprising low flush WC and pedestal wash hand basin with mixer tap. Tiled floor.

First Floor

Landing
Access to hotpress.

Bedroom 1
12'13 x 9'85
Well-proportioned double bedroom.

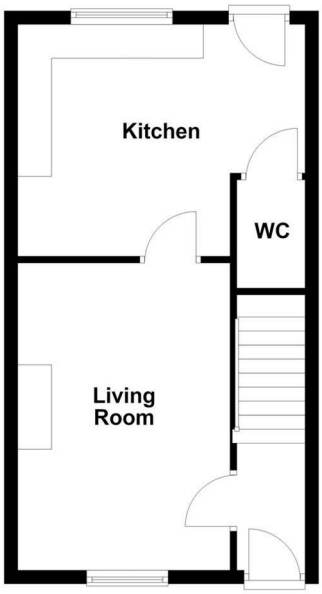
Bedroom 2
9'75 x 9'84
Good-sized second bedroom.

Bedroom 3
7'72 x 9'47
Ideal as a single bedroom, nursery or home office.

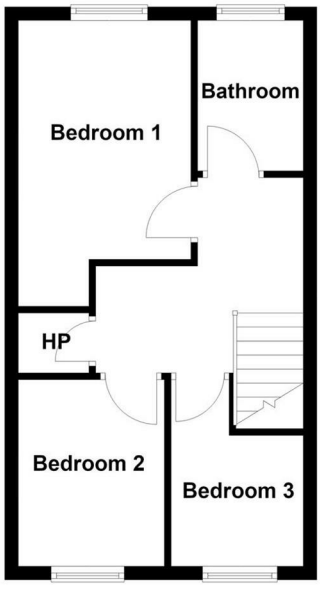
Bathroom
Communal parking area to the development.
Fully enclosed rear garden designed with ease of maintenance in mind, comprising paved patio areas and artificial lawn. Oil storage tank, outside tap and light.

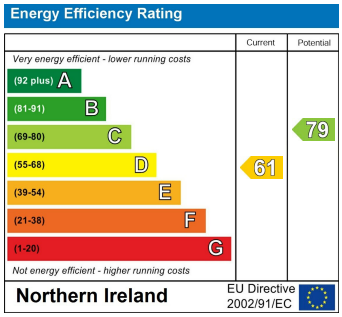
Outside
Communal parking area.
Rear: fully enclosed, oil storage tank, area in artificial lawn, paved area, tap and light.

Ground Floor



First Floor





Questions you may have. **Which mortgage would suit me best?**
How much deposit will I need? What are my monthly repayments going to be?
To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.
Your home may be repossessed if you do not keep up repayments on your mortgage.
We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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