



This most attractive semi detached villa occupies a superb site within this quiet cul de sac. Ava Farm is situated off the ever popular Clandeboye Road an area which is in high demand due to the convenience for commuting to both Newtownards, Belfast & beyond, local shops & Clandeboye Estate for recreational purposes.

Internally the property is presented to a very high standard with little to do but move in. The taste in decor and calming colour schemes throughout provide a most appealing and welcoming home. Of particular note is the lounge with feature cast iron wood burning stove, fireplace, spacious kitchen / dining room with direct access to the garden & on the first floor three bedrooms and a beautiful bathroom. Externally the property enjoys a private garden in lawns, patio areas etc, ample driveway parking and attached garage.

With so much to offer we anticipate strong demand therefore don't delay and arrange a viewing today.

Offers Around
£179,950

6 Ava Farm,
Bangor,
BT19 1BF

Viewing by
appointment
through agent
028 9042 4747



- Attractive Semi Detached Villa enjoying a Quiet Cul De Sac Position
- Excellent Standard of Decor Throughout
- Lounge with Cast Iron Wood Burning Stove
- Modern and Spacious Kitchen / Dining Room - Direct Access to the Garden
- Three Well Proportioned Bedrooms
- Luxury White Bathroom Suite
- Attached Matching Garage with Additional Parking for 3 Cars
- Front and Enclosed Private Rear Garden in Lawns, Patio Areas
- Double Glazed Windows / Oil Fired Central Heating
- Popular & Sought After Location

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Laminate wood effect floor, storage understairs.



LOUNGE: 15' 8" x 13' 0" (4.78m x 3.96m) Hole in the wall fireplace with cast iron wood burning stove and sleeper mantle, cornice ceiling.



Double doors to . . .

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KITCHEN: 19' 3" x 10' 8" (5.87m x 3.25m) Modern fitted kitchen with range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, Smeg dishwasher, space for fridge freezer, space for range, extractor fan and canopy. Island with breakfast bar, cupboards and built-in wine rack, ceramic tiled floor, part tiled walls, uPVC double glazed windows. Double doors from dining area to outside.



First Floor

LANDING: Access to roofspace.



BEDROOM (1): 12' 10" x 11' 0" (3.91m x 3.35m) Laminate wood effect floor.



BEDROOM (2): 11' 8" x 9' 1" (3.56m x 2.77m) Laminate wood effect floor.

BEDROOM (3): 9' 4" x 7' 4" (2.84m x 2.24m)



BATHROOM: White suite comprising panelled bath with mixer tap, shower screen, Mira electric shower, low flush wc, vanity unit with drawers below, ceramic tiled floor, Velux window, fully tiled walls, hotpress with copper cylinder and Willis type immersion heater, built-in shelving.



Outside

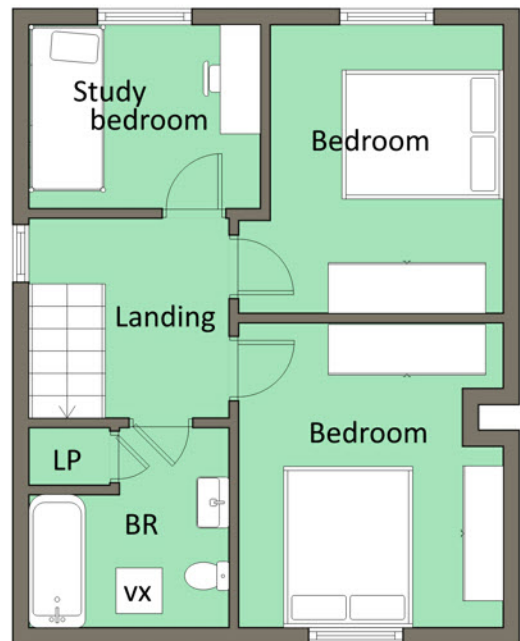
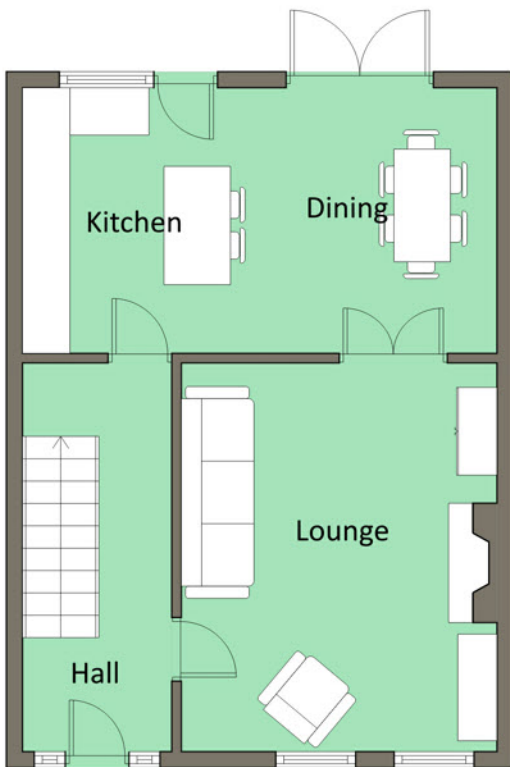
Front garden laid in lawn, brick pavior driveway parking for two cars.

ATTACHED GARAGE 22' 2" x 10' 3" (6.76m x 3.12m) Up and over door, light and power, stainless steel sink unit with mixer tap.

Fully enclosed, level rear garden laid in lawn, brick pavior patio, flower beds, outside tap and light, bin area.

* Please Note: Rivers Agency checks river once a week *.

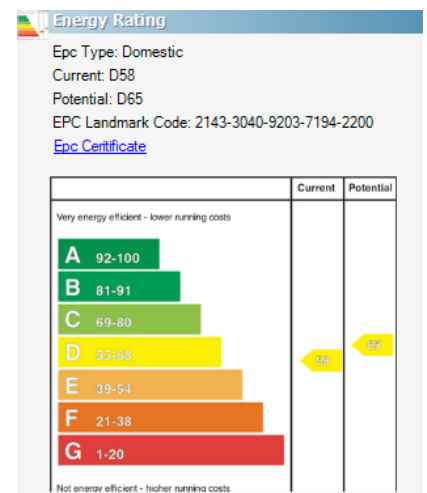




Location:

Travelling along the Rathgael Road at the traffic lights turn left into Clondeboye Road, Ava Farm is on the left hand in a quiet cul de sac, No 6 is on the left hand side.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 www.templetonrobinson.com



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