

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 RIVER HILL LANE,
NEWTOWNARDS, BT23 7GQ**

OFFERS AROUND £219,950

A beautifully presented semi detached property located in the popular River Hill development, within walking distance of Newtownards town centre, this modern property built in 2019 is a true gem waiting to be discovered.

Boasting two reception areas, three bedrooms, master with ensuite, and separate family bathroom this property will appeal to a range of buyers. As you step inside, you are greeted by a spacious living room finished with feature electric stove fireplace. The modern kitchen offers a range of built in appliances, space for dining and leads to a snug with access to the rear garden.

The first floor offers three bedrooms, master with ensuite, family bathroom with a pristine white suite and floored roofspace with light. Outside benefits from a South facing enclosed rear garden in lawn, ideal for outdoor activities, an entertaining area for hosting guests.

This well-maintained property offers easy access to all local amenities, not to mention the location being so convenient to many schools, Newtownards town centre and the new Newtownards to Bangor Greenway. Whether you're looking for your first home or considering an investment opportunity, this modern house ticks all the boxes. Don't miss out on the chance to make this delightful property your own.



Key Features

- Modern Semi-Detached Home In The Popular River Hill Development
- Well Maintained Throughout And Finished To A High Standard
- Three Good Sized Bedrooms, Master With En-Suite & Family Bathroom
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Located Within Walking Distance Of Newtownards Town Centre
- Modern Kitchen With Range Of Units, Space For Dining & Snug Area
- South Facing Garden To Rear And Stone Driveway For Multiple Vehicles
- Early Viewing Is Recommended For This Beautiful Home



Accommodation Comprises:

Entrance Hallway

Wood laminate flooring and under stair storage.

Downstairs WC

White suite comprising low flush wc, semi-pedestal wash hand basin with mixer tap and tiled splashback, dado rail, extractor fan and tiled flooring.

Living Room

11'6" x 14'5"

Electric stove fire, tiled hearth, wooden mantle.

Kitchen/Dining

18'9" x 11'6"

Modern range of high and low level units with wood laminate work surfaces, under mounted stainless steel sink unit with mixer tap, integrated appliances to include; oven, four ring gas hob, fridge/freezer, dishwasher and washer/dryer, part tiled walls, tiled floor, space for informal dining and recessed spotlights.
Open plan to -

Snug

9'1" x 7'0"

Tiled floor, access to rear garden.

First Floor

Landing

Built in storage.

Bedroom 1

11'9" x 12'2"

Double bedroom.

En-Suite

White suite comprising tiled corner shower cubicle with overhead shower and sliding shower door, semi-pedestal wash hand basin with mixer tap and tiled splash back, low flush wc, tiled floor, extractor fan and recessed spotlights.

Bedroom 2

9'6" x 10'11"

Double bedroom.

Bedroom 3

4'3" (8'4" widest point) x 11'0"

Built in storage and built in wardrobes.

Outside

Front garden in lawn, mature shrubs and plants, paved walkway and stone driveway for multiple vehicles. Fully enclosed South facing rear garden in lawn, paved patio area, raised patio entertainment area, garden shed, outside tap and light.

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.

You can find more information about the legislation at www.legislation.gov.uk



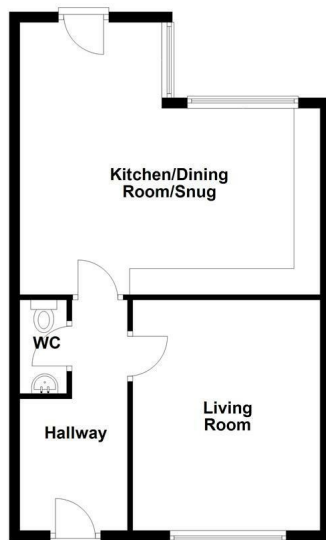




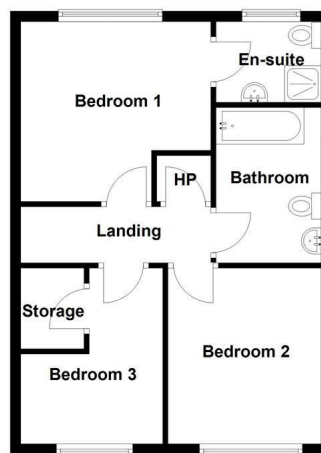




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

25 River Hill Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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.

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