

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 RIVER HILL CLOSE,
NEWTOWNARDS, BT23 7FS**

OFFERS OVER £219,950

Located in the popular River Hill development, Newtownards, this stunning semi-detached house offers a perfect blend of modern living and convenience. Situated in close proximity to arterial routes and the town centre, this property offers easy access to local amenities, shops, and transport links. The home will easily appeal to a wide range of viewers, especially first time buyers, young families and buyers alike.

The ground floor accommodation of this property offers a spacious lounge, convenient downstairs WC and open plan kitchen/dining space. The first floor benefits from three well-proportioned bedrooms, and a separate family bathroom.

Externally the property has a fully enclosed rear garden featuring a decked area, and a shed with power and light. This home also benefits from a driveway to the front with space for 2 cars.

With gas-fired heating and modern fittings, you can enjoy peace of mind in a home that is both stylish and practical. Early viewing is recommended to avoid disappointment!



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 & Family Bathroom
- Cul-De-Sac Location With A Beautifully Maintained Rear Garden With Decked Area
- Located Within Walking Distance Of Newtownards Town Centre
- Modern Kitchen With Range Of Units And Island, Space For Dining & Snug Area
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Early Viewing Is Recommended For This Beautiful Home



Accommodation

Comprises:

Front Hall

Tiled floor.

Living Room

16'42x 12'20

Laminate floor, feature fireplace with ceramic hearth and mantle.

Kitchen/ Dining Room

17'63 x 15'79 (widest points)

Kitchen: Modern range of high and low level units, wood laminate work surface, stainless steel sink and drainer with mixer tap, 4 ring gas hob with stainless steel extractor fan, integrated under oven, integrated fridge freezer, slimline dishwasher, space for washing machine, island with wood laminate work surface and low level units, tiled floor.

Dining/ Living Area: laminate floor, double doors to rear.

WC

White suite comprising low flush wc, wash hand basin with mixer tap and splashback, tiled floor.

First Floor:

Landing

Storage, access to roof space.

Bedroom1

15'67 x 9'07

Double room.

Bedroom 2

13'79 x 7'94

Double room.

Bedroom 3

8'69 x 7'45

Storage, laminate floor.

Bathroom

White suite comprising low flush wc, sink with mixer tap, panelled bath with over head shower and screen, part tiled walls and tiled floor.

Outside

Front: Tarmac drive with space for multiple vehicles, area in lawn.

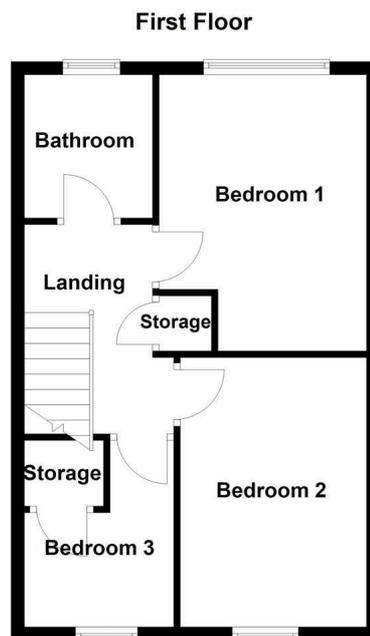
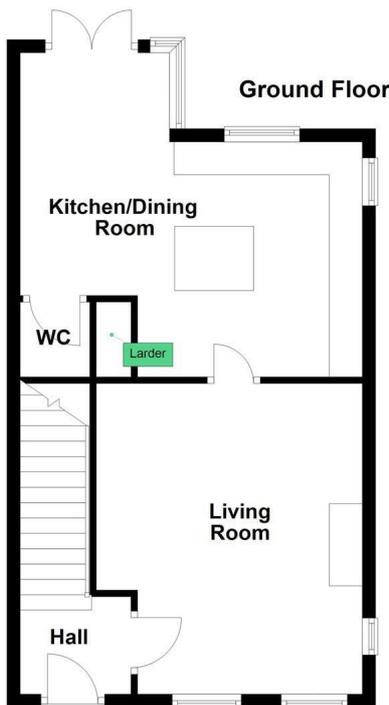
Rear: Paved area, area in lawn, decked area, side gate access to driveway, outside power and light, shed with low level units and power and light.











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	

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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ANDERSONSTOWN
028 9060 5200

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028 9127 1185

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028 9064 1264

NEWTOWARDS
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