



17 RIVER HILL GREEN

NEWTOWNARDS BT23 7FZ

Offers Around

£220,000



SEMI DETACHED | 3  | 1  | 2 

Located in River Hill Green, Newtownards, this modern semi-detached home extends to over 1100sq. ft. and benefits from a two-year builder's warranty.

KEY FEATURES

- Two Year Builders Warranty Remaining
- Bright Entrance Hallway
- Spacious Family Lounge
- Open Plan Kitchen / Dining Area
- Downstairs WC
- Three Well Proportioned Bedrooms
- Four Piece Contemporary Family Bathroom
- Gas Fired Central Heating
- Pebbled Driveway Providing Ample Off Street Carparking
- Fully Enclosed Private Rear Garden with Lawn and Paved Patio Area
- Close to Local Amenities - Shops, Schools, Restaurants and Churches
- Excellent Road and Transport Links to Belfast and Surrounding Towns
- Early Viewing Highly Recommended



ROOM DETAILS

GROUND FLOOR	<i>Bedroom One</i> 15'9" x 9'
<i>Entrance Hallway</i>	<i>Bedroom Two</i> 12'9" x 7'10"
<i>Lounge</i> 15'11" x 12'2"	<i>Bedroom Three</i> 9'1" x 7'5"
<i>Kitchen/Dining</i> 16'11" x 15'8"	<i>Bathroom</i> 8'7" x 6'4"
<i>Downstairs WC</i>	
FIRST FLOOR	
<i>Landing</i>	



DIRECTIONS

From The Square in Comber travel along the A21 Comber Road to Newtownards. At the roundabout take the 3rd exit onto Castlebawn Road then continue until you take the first exit onto Portaferry Road. At the traffic lights turn right and continue straight over the next 2 roundabouts onto Bangor Road. Turn right onto River Hill Road and keep left to stay on that road. Take a right onto River Hill Green and number 17 is located



THE LOCAL AREA

Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	83
(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	

OUR BRANCHES

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