



Located on the periphery of the ever popular River Hill development, this well presented semi detached home is tucked away in a quiet street, affording private garden to the rear and a pleasant open aspect to the front.

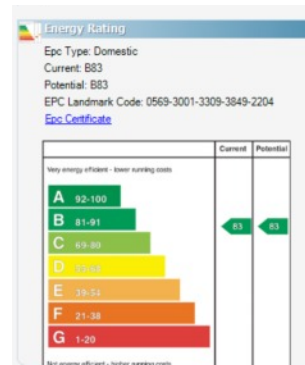
The charming, cottage style façade is complimented by a modern spacious interior comprising hallway living room, open plan kitchen to dining & snug plus downstairs WC. On the first floor are three bedrooms and main bathroom. Further enhanced by gas for central heating uPVC double glazed windows and a floored roofspace, the property is finished to a good standard and decorated in neutral tones. Externally, this is complimented by a spacious pebbled driveway leading to a good sized, private enclosed rear garden.

Conveniently located on the Bangor side of Newtownards, offering ease of access to main routes to Newtownards, Dundonald, Bangor & Belfast. The bustling town centre is nearby as are Ards Shopping Centre, renowned primary & secondary schools, local leisure centre and the soon to be completed Ards to Bangor Greenway walking path. We anticipate this property will create wide opinion in today's market.

Offers Around
£225,000

48 River Hill Road,
NEWTOWNARDS,
BT23 7GT

Viewing by
appointment
through agent
028 9042 4747



- Well presented semi detached home located on the periphery of the ever popular River Hill development
- Positioned with a quiet street with private rear garden & pleasant open aspect to the front
- Cottage style façade complimented by modern spacious interior
- Living Room
- Kitchen open plan to dining with snug area
- Three good sized bedrooms
- Main bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Pebbled driveway & private enclosed rear garden
- Newtownards town centre is close to hand with Ards shopping centre, various schools, local Leisure Centre and soon to be completed Ards to Bangor Greenway walking path
- Conveniently located just off the Bangor Road offering ease of access to Newtownards, Bangor and Belfast
- Will create wide appeal in today's market from first time buyers to families and downsizers alike



The Property Comprises:

Ground Floor

HALLWAY: Ceramic tiled floor.



LIVING ROOM: 16' 1" x 12' 2" (4.9m x 3.7m) Electric fireplace.



KITCHEN OPEN PLAN TO DINING AND SNUG: 15' 9" x 12' 6" (4.8m x 3.8m) Shaker style kitchen with excellent range of high and low level units, stainless steel sink with drainer and mixer tap, wood block effect work top and upstand, Bosch built-in electric oven, four ring gas hob, stainless steel extractor fan, built-in dishwasher, fridge/freezer and washing machine. uPVC double glazed double doors to exterior.



CLOAKROOM/WC: Low flush wc, wall-mounted wash hand basin with mixer tap and tiled splashback, ceramic tiled floor, window, extractor fan.

First Floor

BEDROOM (1): 13' 5" x 9' 2" (4.1m x 2.8m) Wall-to-wall built-in robes with mirror fronted sliding doors.



BEDROOM (2): 12' 10" x 7' 10" (3.9m x 2.4m)



BEDROOM (3): 8' 6" x 6' 11" (2.6m x 2.1m) Built-in cupboard, panelled walls.



BATHROOM: Four piece suite comprising panelled bath with mixer tap and telephone hand shower, fully tiled built-in shower cubicle with mains shower, low flush wc, wall-mounted wash hand basin with mixer tap, part tiled walls, ceramic tiled floor, low voltage spotlights, heated towel rail, extractor fan, window.



LINEN CUPBOARD: Built-in shelving.
Access to partially floored roofspace.

Outside

Enclosed private rear garde, pebbled area leading to garden in lawn, bordered by fencing and wall. Timber decked area. Timber shed. Outside tap.





The Floorplan
For This
Property Is
Being Processed

Telephone 028 9042 4747

www.templetonrobinson.com

Location:

Travelling out of Newtownards along the Bangor Road, turn right onto River Hill Road. At the junction continue left along River Hill Road, then take the second left again and continue along River Hill Road. Take the first right and continue along River Hill Road. Number 48 as positioned 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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.