





Claremont At River Hill, Bangor Road,

Price £185,500

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The Property Ombudsman

- Gardeners Cottage, Claremont At River Hill, Bangor Road, Newtownards, County Down

Price £185,500

DEVELOPMENT-NAME=CLAREMONT AT RIVER HILL

Claremont offers a choice of uniquely designed two, three and four bedroom detached, semi detached homes and townhouses, providing thoughtfully planned internal layouts, based on Northlands highly successful Tullynagardy development, situated off the Crawfordsburn Road. The well proportioned accommodation in each of these superb homes is perfectly geared for the rigours of a modern family lifestyle. Each of these classical homes will be complemented by highly detailed exteriors and landscaped gardens. Great thought and attention to detail has gone in to making these homes notable for their external style and finish. The use of stone, render and detailed black fascia ensures that they will provide a timeless look that will maintain its appeal for decades. The impressive, unique house types, superb designs, quality finish and proximity to open countryside and the town centre all set Claremont apart as something truly special. Luxury specification An exceptional quality finish will be incorporated into each of these outstanding homes General House Features Gas high efficiency condensing boiler with thermostatically controlled radiators Choice of fireplace surround (where applicable) Internal walls and ceilings painted in neutral colours Carpet and under felt supplied and fitted from a superior range Mains supply smoke, heat and carbon monoxide detectors 2 year maintenance period with Northland Developments 10 year NHBC warranty Kitchen Bespoke kitchen designed and fitted with choice of doors, work tops and handles Appliances to include gas hob, electric oven, extractor hood, washing machine, fridge freezer and dishwasher (where applicable) Contemporary chrome underlighting to kitchen units Recessed low voltage chrome downlighters Choice of ceramic floor tiling from a superior range Bathroom / Ensuite Contemporary white sanitary ware with chrome fittings Thermostatically controlled shower Choice of ceramic floor and partial wall tiling fitted from a superior range Recessed low voltage chrome downlighters Full height tiling to shower enclosures Chrome heated towel rail to main bathroom Splash back tiling to wash hand basins External features External lighting to front and rear door Outside water tap Rear garden sown and enclosed with timber fencing (where required) Pebble driveway

GROUND FLOOR

ENTRANCE HALL WITH SEPARATE WC

LOUNGE
4.47m x 3.76m (plus bays) (14'8" x 12'4" (plus bays))

KITCHEN / DINING
6.60m x 4.88m (21'8" x 16'0")

SUN ROOM

FIRST FLOOR

MASTER BEDROOM
4.47m x 3.35m (max) (14'8" x 11'0" (max))

ENSUITE

BEDROOM 2
4.06m x 3.20m (max) (13'4" x 10'6" (max))

BEDROOM 3
3.20m x 2.44m (max) (10'6" x 8'0" (max))

BATHROOM
2.90m x 2.01m (9'6" x 6'7")



For full EPC please contact the branch