

Ravenhill Lane,

**Offers in the region of  
£122,500**



**Reeds Rains**

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Ravenhill Lane, Newtownards, County Down  
**Offers in the region of £122,500**

Reeds Rains are delighted to present for sale this beautifully appointed mid townhouse in the popular Ravenhill Lane development just off the Comber Road in Newtownards. The property is set in a cul de sac and will appeal to an array of purchasers including first time buyers to investors or those wishing to downsize. The house is ideally located close to both primary and secondary schools and there are also a number of shops and local amenities close by. This home offers excellent accommodation with a bright airy lounge, large kitchen/ dining, 3 bedrooms and a bathroom. Outside there is a gravel driveway to the front and an enclosed garden to the rear. The property is further enhanced with gas fired central heating and uPVC double glazing. To arrange your private viewing please contact Reeds Rains Newtownards on 028 9181 4144.

## GROUND FLOOR

### ENTRANCE HALL

Laminate floor.

### LIVING ROOM

4.32m x 4.09m (14'2" x 13'5")

Feature wall mounted gas fire. Laminate floor and access to understairs storage.

### KITCHEN / DINING

Luxury fitted high gloss white kitchen with an excellent range of high and low level units with laminate work tops. One and a half bowl stainless steel single drainer sink unit with mixer tap, four ring hob and electric under oven. Stainless steel extractor fan. Integrated fridge freezer

and plumbed for washing machine. Gas fired boiler. Sliding patio doors to rear garden.

## FIRST FLOOR

### BEDROOM 1

3.84m x 3.07m (max) (12'7" x 10'1" (max))

### BEDROOM 2

3.48m x 2.87m (11'5" x 9'5")

### BEDROOM 3

2.49m x 2.16m (8'2" x 7'1")

### BATHROOM

2.03m x 1.96m (6'8" x 6'5")

White suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and telephone hand shower. Part tiled walls. Extractor.

## OUTSIDE

Front garden in lawns and gravel driveway. Enclosed rear garden in lawns with feature gravel patio area and garden shed.

## HEATING TYPE

Gas fired central heating.

## GLAZING TYPE

Double glazed.

## EPC

## FLOOR PLAN

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

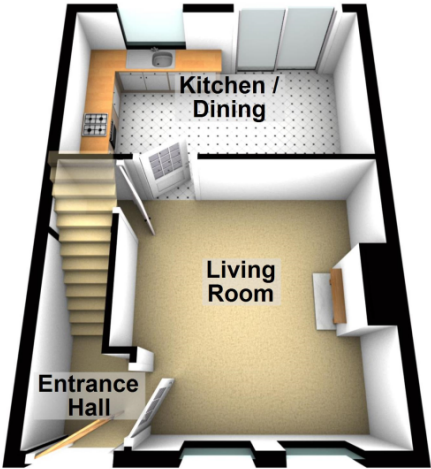
### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

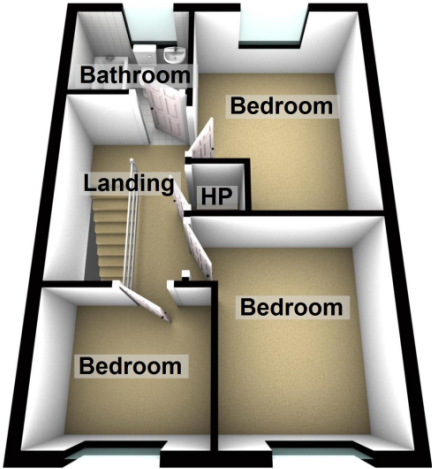


For full EPC please contact the branch

Ground Floor



First Floor



**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

