

simonBRIEN
RESIDENTIAL

1 River Hill Drive,
Bangor Road, Newtownards, BT23 7GU



Offers Around £240,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A superb, detached family home
- Located just off the Bangor Road, within walking distance to the town centre
- Enclosed entrance porch leading to entrance hall
- Downstairs cloakroom comprising modern white suite
- Good sized lounge with wood burning stove and feature bay window
- Open plan deluxe kitchen/ dining area with Cherrywood effect units, some integrated appliances and patio doors to rear garden
- Three bedrooms
- Bedroom one with modern ensuite
- Family bathroom comprising modern white suite
- Tarmac driveway to front/ side with off road parking for three cars
- Gardens to front, side and large to rear in lawns, patio area and large raised timber deck area
- Oak effect Upvc double glazed windows and doors
- Gas fired central heating system
- Air ventilation system

SUMMARY

A relatively recently constructed detached home, situated on a generous corner site which would be the ideal purchase for growing families. Located just off the Bangor Road, this beautiful home is deceptive in its proportions and has been finished to a high standard throughout.

The ground floor offers bright and spacious accommodation with entrance porch, entrance hall, all important downstairs cloakroom comprising a modern white suite, lounge with stove and feature bay window and a large dining kitchen fitted out with Cherrywood effect units, some integrated appliances and patio doors leading to large rear enclosed garden. On the first floor there are three well-proportioned bedrooms including a master with ensuite shower room in modern white suite. There is also a well-appointed family bathroom in another modern white suite. Further conveniences include mains gas central heating system, and Oak effect double glazing.

Externally there is a tarmac driveway for three cars, landscaped front garden and a large enclosed rear garden laid out in lawn, patio area plus a large, raised timber decking area. The local area is home to a variety of shops, lively coffee house culture, fantastic choice of recreational facilities as well as schooling options. There are excellent transport links into Newtownards, Bangor and Belfast from the property also.

To arrange your private viewing appraisal, please contact our Newtownards branch on 02891 800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to Entrance Porch.

ENTRANCE PORCH:

Polished laminate floor, glazed door to Entrance Hall.



ENTRANCE HALL:

Polished laminate floor, cloaks cupboard under stairs.



CLOAKROOM:

Modern white suite comprising: Pedestal wash hand basin with mixer taps, push button WC, ceramic tiled floor.



LOUNGE:
15' 5" x 15' 0" (4.7m x 4.57m)

Feature bay window, attractive fireplace surround, wood burning stove, television and telephone points.



DELUXE KITCHEN/DINING:
22' 11" x 10' 8" (6.98m x 3.25m)
At widest points.

Single drainer stainless steel sink unit with mixer taps, range of high and low level Cherrywood effect units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, extractor hood, plumbed for dish washer and washing machine, wall tiling, breakfast bar, ceramic tiled floor, polished laminate floor to Dining Area, uPVC double glazed sliding patio door to enclosed garden.



FIRST FLOOR

LANDING:
 Access to roofspace.

BEDROOM (1):
12' 9" x 12' 3" (3.89m x 3.73m)
 Led recessed spotlighting.



DELUXE ENSUITE:

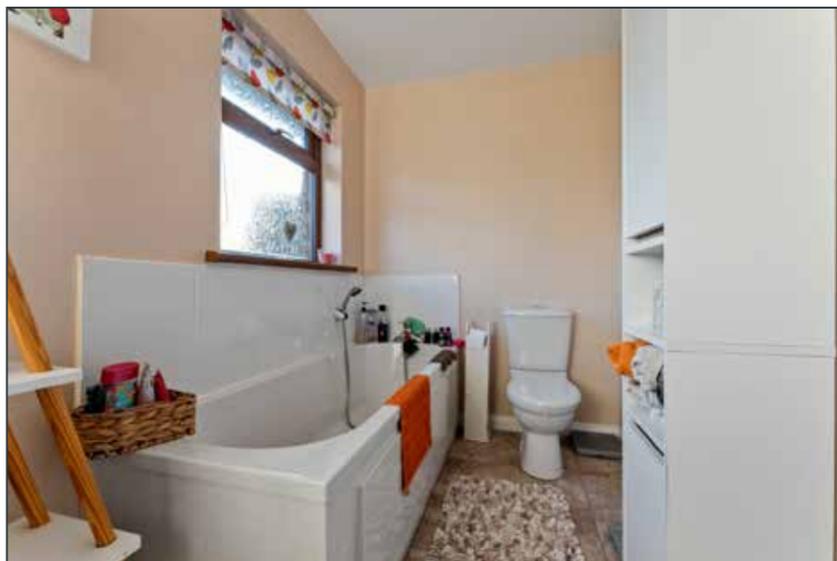
Modern white suite comprising: Separate fully tiled shower cubicle, thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, push button WC, chrome towel radiator, fully tiled walls, waterproof polished laminate floor, LED recessed spotlighting.



BEDROOM (2):
12' 3" x 7' 7" (3.73m x 2.31m)
 Polished laminate floor, LED recessed spot lighting.



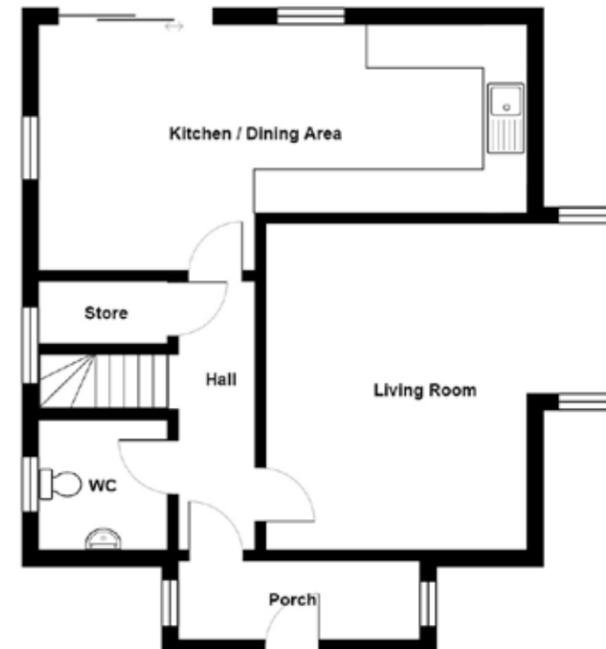
BEDROOM (3):
10' 4" x 8' 6" (3.15m x 2.59m)
 Double built in robe, polished laminate floor, LED recessed spot lighting.



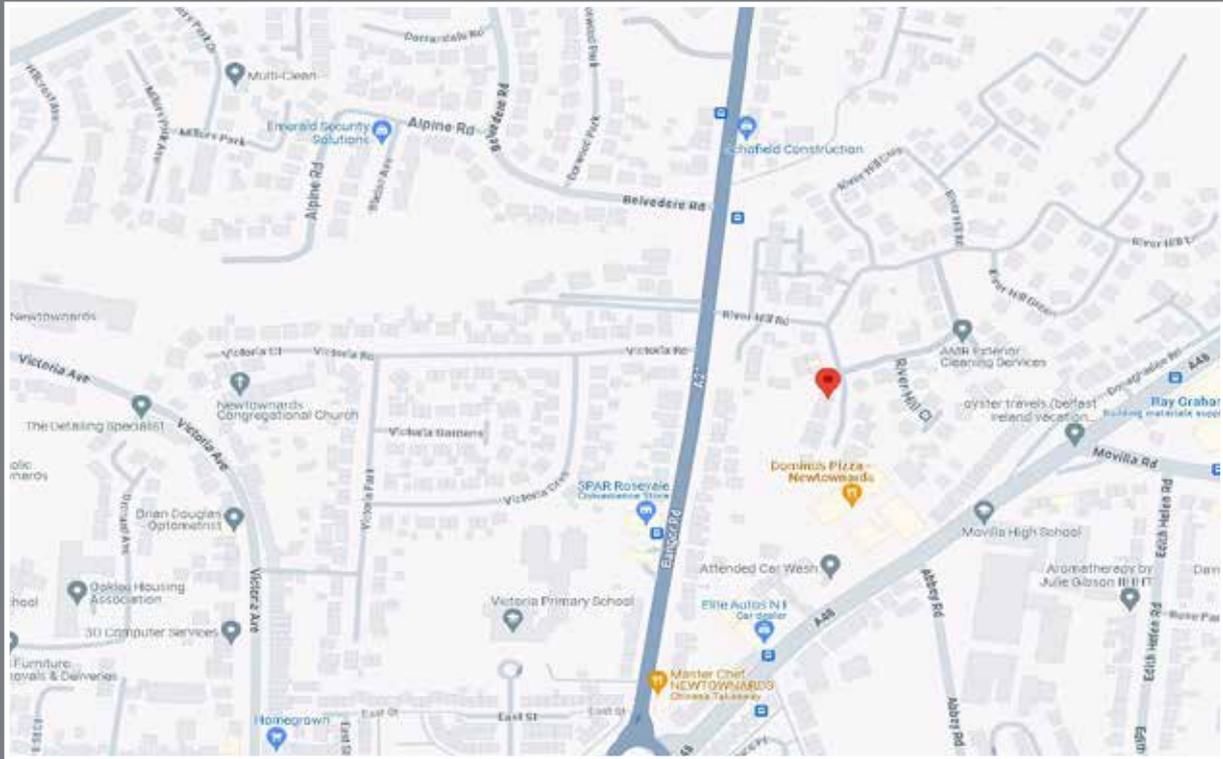
DELUXE BATHROOM:
 Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, recessed spot lighting.



OUTSIDE
 Gardens to front, side and rear laid out in lawns, large feature timber deck area, modern paved patio and path, fencing, outside light, outside water tap, access to side for bins etc. Good sized tarmac driveway with off road parking for 3 cars.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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