

simon**BRIEN**  
RESIDENTIAL

41 River Hill Road,  
Newtownards, BT23 7GT



Offers Around £264,950

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



**SUMMARY**

An attractive and deceptively spacious detached family home, situated within the River Hill development positioned just off the tree lined Bangor Road. This beautiful home combines an aesthetically pleasing façade with spacious, well laid out accommodation, lots of natural light, and will attract families seeking a modern and energy efficient home in a very convenient location. The property is neatly set in a tiny cul de sac of only four detached homes providing a very peaceful environment in which to live.

The accommodation briefly comprises of large entrance hall, modern downstairs cloakroom, lounge with feature fireplace with triple aspect flooding the space with natural light, an additional family room, and a modern kitchen/ dining room offering White high gloss units with range of integrated appliances, including a wine fridge and offering plenty of natural light. On the first floor, there are four bedrooms, bedroom one with luxury ensuite. Bedrooms two, three and four are neatly serviced by a luxury family bathroom comprising modern White suite

Externally the property has been well maintained and benefits from landscaped gardens to the front, side and rear with lawns, gravel patio and feature raised covered timber deck – ideal for family BBQ's. There is a gravel driveway to the side of the property leading to a detached matching garage.

Interest levels are expected to be high on this property, so please do arrange your internal viewing appraisal at your earliest convenience by contacting our Newtownards on 02891 800700.



**SUMMARY**

- A most attractive detached family home
- Located within a tiny cul de sac of only four detached homes
- Conveniently located to the town centre, Bangor, a range of schooling options and commuter routes to Holywood and Belfast
- Large entrance hall
- Modern cloakroom comprising white suite
- Lounge with feature fireplace with triple aspect, and lots of natural light
- Separate family room
- Open plan kitchen/ dining space with White high gloss units, excellent range of integrated appliances, including wine fridge
- Four bedrooms
- Bedroom one with luxury ensuite
- Luxury family bathroom comprising modern white suite
- Detached matching garage approached via a gravel driveway
- Gardens to front, side and rear in lawns, gravel patio and feature raised timber deck/ BBQ area
- Gas fired central heating system
- NEST dual zone heating controls included
- Constructed 2018
- Excellent B83 energy efficiency rating
- uPVC double glazed windows and rear doors
- Painted solid wood front door
- Management Company fee: £50.00 Per Annum



**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

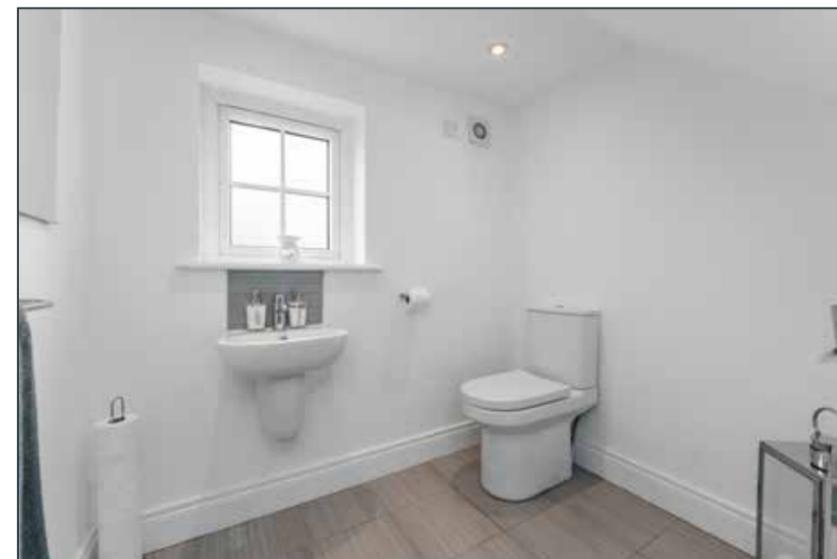
**FEATURE STONE FACADE PORCH:**

Outside light, black solid wood front door.



**ENTRANCE HALL:**

Telephone point, grey polished laminate floor.



**CLOAKROOM:**

Modern white suite comprising: Floating wash hand basin with mixer taps, push button WC, ceramic tiled floor, LED recessed spotlighting, extractor fan.

Telephone 02890 595555  
www.simonbrien.com



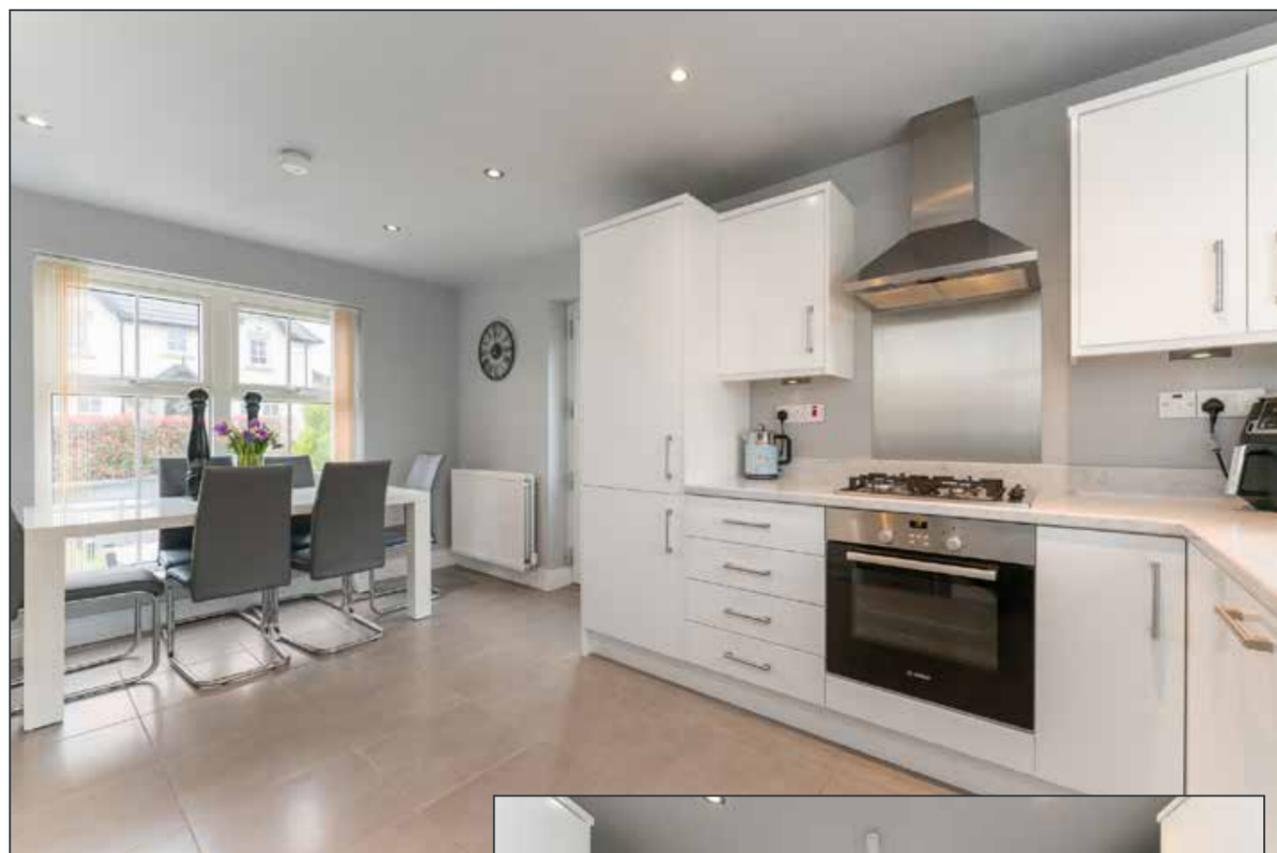
**FAMILY ROOM:**  
10' 11" x 9' 5" (3.33m x 2.87m)

Polished laminate floor, dual aspect.

**LUXURY FITTED KITCHEN/DINING ROOM:**

16' 2" x 10' 9" (4.93m x 3.28m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level high gloss white units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, stainless steel extractor hood and splashback, integrated fridge freezer, dishwasher and bin storage, recess for wine fridge, larder cupboard, LED recessed spotlighting, concealed LED lighting, ceramic tiled floor, double glazed door to side, triple aspect.



**LOUNGE:**  
16' 0" x 12' 1" (4.88m x 3.68m)

Attractive cream fireplace surround, cast iron inset, open fire, granite hearth, triple aspect, LED recessed spotlighting, uPVC double glazed French doors to garden.

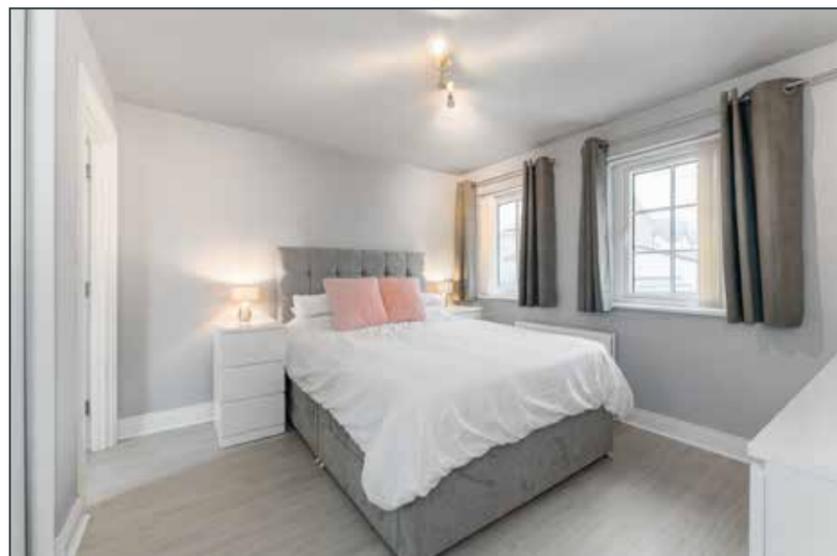


**FIRST FLOOR**

**LANDING:**

Concealed linen cupboard, polished laminate floor, access to roofspace.





**BEDROOM (1):**  
**11' 8" x 10' 4" (3.56m x 3.15m)**

Range of mirror fronted Sliderobes, wired for wall mounted TV.



**BEDROOM (4):**  
**10' 1" x 8' 7" (3.07m x 2.62m)**

Excellent range of modern Sliderobes, polished laminate floor.



**DELUXE ENSUITE SHOWER ROOM:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower and telephone hand shower, floating wash hand basin with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, LED recessed spotlighting, extractor fan.



**DELUXE BATHROOM:**

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, floating wash hand basin with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.

**OUTSIDE**

**DETACHED GARAGE:**  
**18' 6" x 9' 6" (5.64m x 2.9m)**

Black roller door, light and power, plumbed for washing machine, uPVC double glazed side window, solid wood pedestrian door. Approached by large gravel driveway.

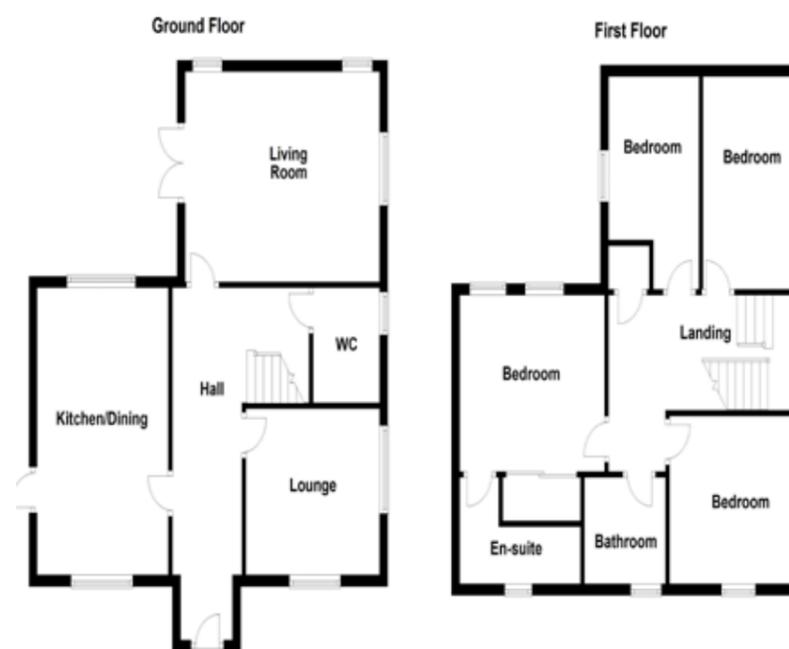
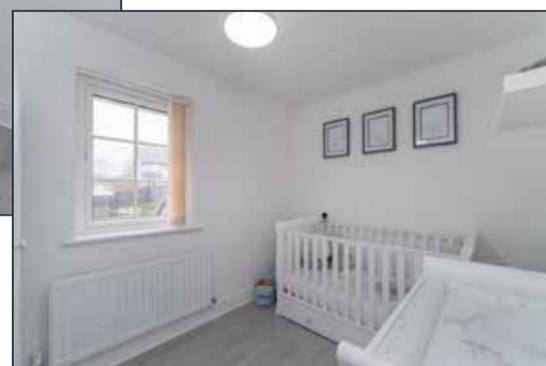


**BEDROOM (2):**  
**10' 11" x 9' 6" (3.33m x 2.9m)**

Dual aspect, polished laminate floor.

**BEDROOM (3):**  
**9' 9" x 7' 5" (2.97m x 2.26m)**

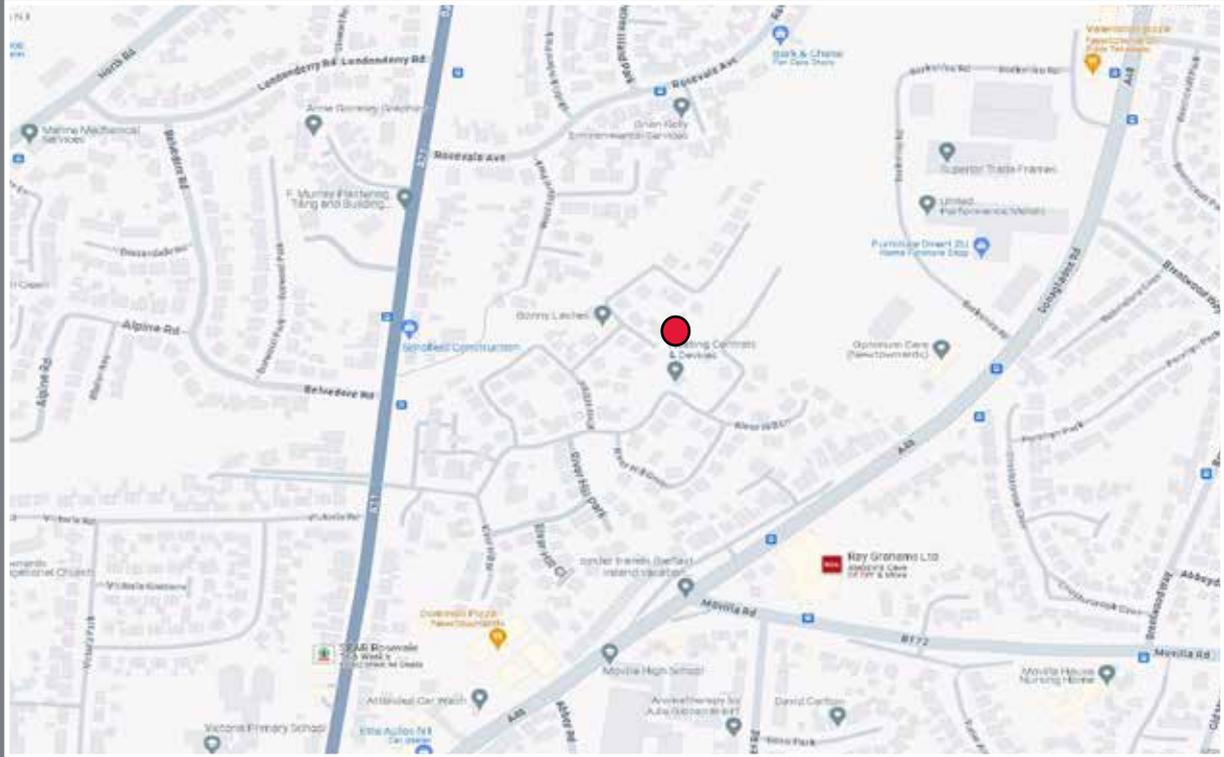
Polished laminate floor.



This plan is for illustrative purposes only.  
 Plan produced using Particp.  
**41 River Hill Road, Newtownards**

Gardens to front and rear in manicured lawns, gravel patio and path, fencing, feature raised timber decking area with roof, outdoor power sockets and barbecue area, views to stream to side of property.

# Location



LOCATION: River Hill Development, of the Bangor Road, Newtownards

## 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](http://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/D/24/AN



EPC REF: 0371-3904-0291-9028-764

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.