

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 RAVENHILL LANE,  
NEWTOWNARDS, BT23 4PH**

**OFFERS AROUND £209,950**





Situated in the popular area of Ravenhill Lane, this three bedroom mid terrace property is in an ideal location for anyone commuting to Belfast.

The ground floor offers a spacious open plan living/ dining room, leading to a fitted kitchen and utility room with access to the integral garage and fully enclosed rear garden. The first floor benefits from three well proportioned bedrooms, one with ensuite shower room and a modern bathroom with corner bath and shower cubicle.

Externally, there is a tarmac driveway leading to the garage, and a fully enclosed South facing rear garden in lawn with raised decking area. Just a short drive to Newtownards town centre, this will appeal to first time buyers, young couples and investors. View now to avoid disappointment.



## Key Features

- Spacious Mid Terrace Property In The Popular Ravenhill Development
- Open Plan Living/Dining Room With Fireplace & Patio Doors To Rear
- Fitted Kitchen With A Good Range Of Units And Separate Utility Room
- Three Double Bedrooms All With Built-in Storage, Master With Ensuite
- Modern Bathroom Suite With Corner Bath & Separate Shower Cubicle
- Tarmac Driveway Leading to Integral Garage & South-Facing Rear Garden
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Early Viewing Is Highly Recommended For This Exceptional Home



### Accommodation Comprises:

#### Entrance Hall

Solid Oak wood flooring.

#### Living Room / Dining Room

11'11" x 29'7"

Solid Oak wood flooring, open fire place with wooden mantle and tiled hearth, space for dining, patio doors to rear garden and under staircase storage.

#### Kitchen

10'0" x 10'3"

Range of high and low units with laminate worktops, inset single drainer stainless steel sink unit with mixer tap and drainer, space for oven, stainless steel extractor hood, vinyl flooring and partly tiled walls.

#### Utility Room

5'9" x 10'9"

Range of high and low units with laminate worktops, plumbed for washing machine, space for fridge/freezer, enclosed gas boiler, vinyl flooring and access to rear garden.

#### First Floor

##### Landing

Access to roof space.

##### Bedroom 1

12'1" x 19'3"

Double bedroom, built in robes, wood laminate flooring and built in storage.

##### En-Suite

White suite comprising low flush wc, pedestal wash hand basin with mixer taps, shower enclosure with overhead shower and sliding shower doors, extractor fan and wood effect tiled flooring.

##### Bedroom 2

10'3" x 18'0"

Double bedroom, built in robes and wood laminate flooring.

##### Bedroom 3

10'3" x 10'9"

Double bedroom, built in robes and wood laminate flooring.

##### Bathroom

White suite comprising low flush wc, vanity unit with mixer tap and storage, shower enclosure with overhead shower and sliding shower doors, corner panelled bath with mixer taps and wall mounted shower, part tiled walls, extractor fan and recessed spotlights and vinyl flooring.

##### Outside

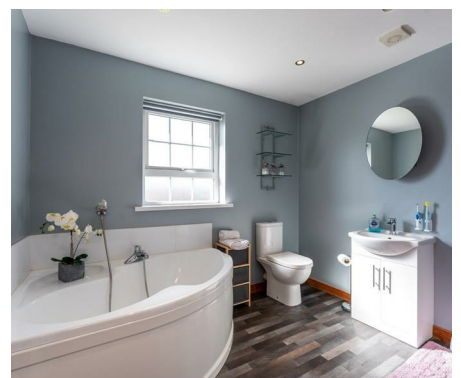
Front: Tarmac driveway for multiple vehicles.

Rear: Enclosed South facing garden in lawn, area in stone, raised decked entertainment area, outside tap and light.

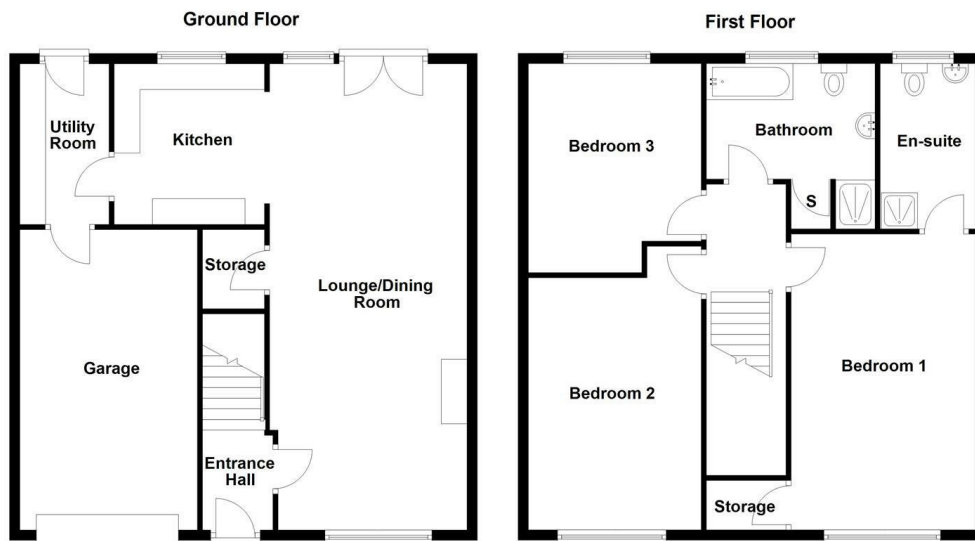
##### Garage

9'10" x 18'4"

Roller door, space for tumble dryer with power and light.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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