

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**23 RIVER HILL GREEN,  
NEWTOWNARDS, BT23 7FZ**

**OFFERS OVER £214,950**





A spacious, modern semi detached property located in a popular part of the River Hill development, just off the Bangor Road in Newtownards.

The ground floor comprises living room, guest toilet suite, modern kitchen with space for dining and sun room with double doors to the rear garden. The first floor offers three good sized bedrooms and a family bathroom with white suite.

Outside benefits from a front garden in lawn with stone driveway for multiple vehicles. Enclosed private rear garden in lawn with boundary wall and fence, and area in stone.

We recommend viewing at your earliest convenience to avoid disappointment.



## Key Features

- Modern Semi-Detached Home In The River Hill Development
- Located On The Outskirts Of Newtownards, Close To Bangor And Arterial Routes
- Well Maintained Throughout And Finished To A High Standard
- Modern Kitchen With A Good Range Of Units And Space For Dining
- Three Well Proportioned Bedrooms
- Good Sized Gardens To The Front And Rear And Off Street Parking
- Within Walking Distance To Local Amenities
- Early Viewing Is Recommended For This Lovely Home



## Accommodation Comprises;

### Ground Floor

#### Hall

Tiled flooring.

#### Living Room

12'2" x 15'11"

#### WC

White suite comprising low flush WC, wash hand basin with mixer taps, tiled splashback, tiled flooring.

#### Kitchen/Dining

15'8" x 12'6"

Modern range of high and low level units with wooden work surfaces, 4 ring gas hob, stainless steel extractor fan and hood, tiled splash back, Bosch under oven, integrated fridge freezer, integrated dishwasher, Gas fired boiler, recessed spotlights, tiled flooring, back door leading to rear garden.

### First Floor

#### Landing

Storage cupboard

#### Bedroom 1

8'11" x 15'9"

Double bedroom.

#### Bedroom 2

7'10" x 12'10"

Double bedroom.

#### Bedroom 3

7'5" x 9'0"

Storage cupboard.

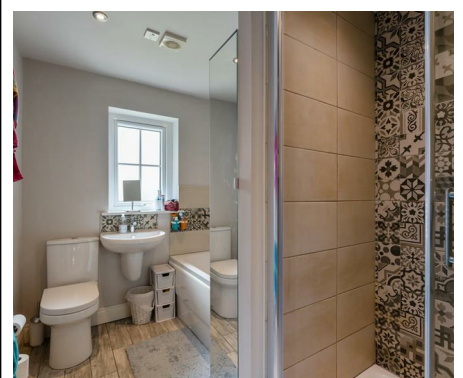
#### Bathroom

White suite comprising low flush WC, wash hand basin with mixer taps, shower enclosure with overhead shower, sliding glass doors, panelled bath with overhead shower, part tiled walls, tiled flooring, extractor fan, recessed spotlights.

#### Outside

Front: Stone driveway with space for 2 cars.

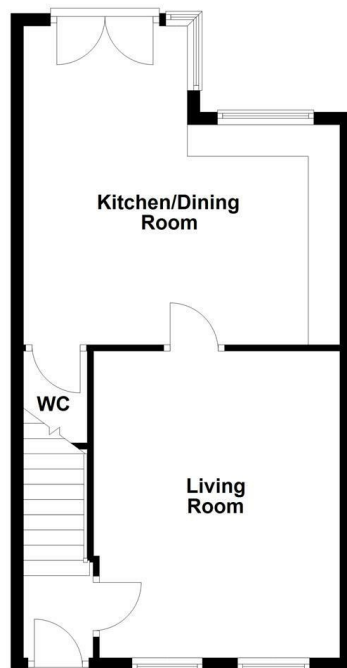
Rear: Paved patio area, area in stone, area in lawns, bedded areas, outside tap and light.



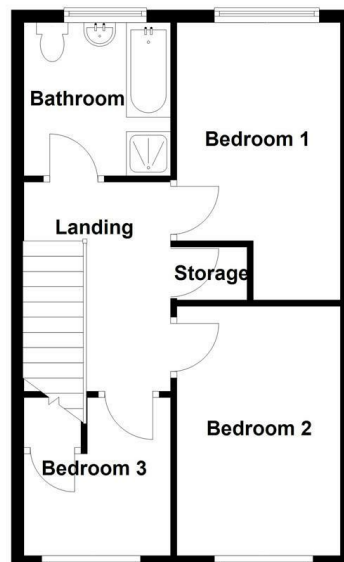




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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.

ULSTERPROPERTYSALES.CO.UK

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