



## 28 River Hill Road , Newtownards, BT23 7GT

"Get more for your money at number 20 River Hill Road..."

This modern semi detached home was already bigger than the basic semi detached in the River Hill development, benefitting from an entrance hall, en-suite shower room & small sun area to the kitchen, but the present owners have recently extended it further to provide a spacious and open plan kitchen/dining/sun room that takes the total internal square footage up to approximately 1,150 sq.ft. compared with just 995 sq.ft. for a standard semi detached in the area.

The property offers 3 first floor bedrooms, master with ensuite shower room, and a family bathroom, whilst the ground floor now offers a formal lounge, WC and that fantastic open plan kitchen/dining/sun room, where we reckon you'll spend most of your time. It benefits from uPVC double glazing & Phoenix gas central heating whilst, externally, there is a private garden to the rear, with paved patio and timber "Bar/barbecue hut", and a pebbled driveway with practical EV charging point.

The market is thriving at present so we recommend getting your mortgage approval in place and booking an early internal viewing to avoid disappointment.

**Offers Over £199,950**

# 28 River Hill Road

, Newtownards, BT23 7GT



- Extended & modern semi detached home
- Kitchen/diner
- uPVC double glazing - Phoenix gas central heating
- Highly sought after location
- 3 bedrooms - master ensuite
- Extended sun room
- Garden to front & rear in lawn with paved patio & "Bar"
- Lounge with feature fireplace
- Ground floor cloakroom
- Pebbled driveway with EV charging point

## Entrance

### Entrance hall

17'8x6'10 (5.38mx2.08m)

### Lounge

14'11x11'11 (4.55mx3.63m)

### Kitchen/Diner

19'2x11'8 (5.84mx3.56m)

### Sun room

15'8x8'2 (4.78mx2.49m)

### WC

7'4x3'1 (2.24mx0.94m)

### Landing

## Bathroom

9'4x6 (2.84mx1.83m)

### Bedroom 1

12'8x11'5 (3.86mx3.48m)

### Ensuite shower room

6'1x5'5 (1.85mx1.65m)

### Bedroom 2

11'5x10 (3.48mx3.05m)

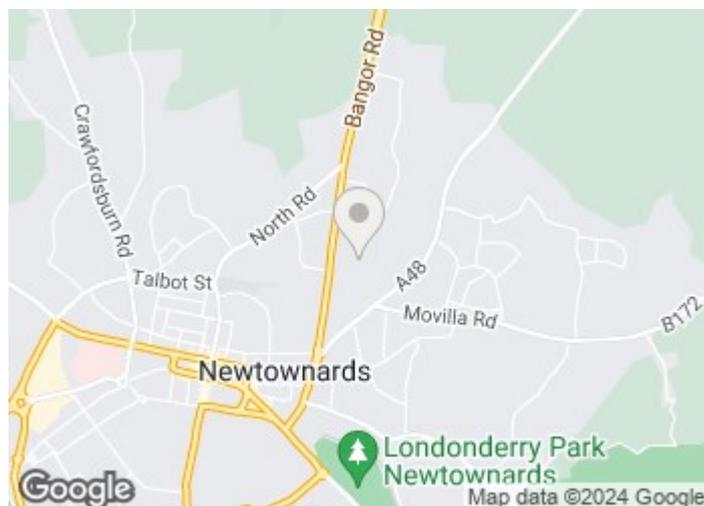
### Bedroom 3

11'5x8'9 (3.48mx2.67m)

## Outside

## Tenure

## Property misdescriptions

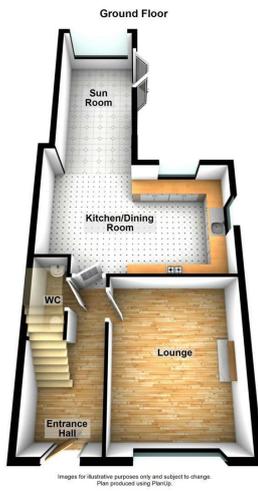


## Directions

Travelling out of Newtownards along the Bangor Road turn right into River Hill Road. Turn left at the first junction then second left and first right to where number 28 is on the left.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	