

Independent

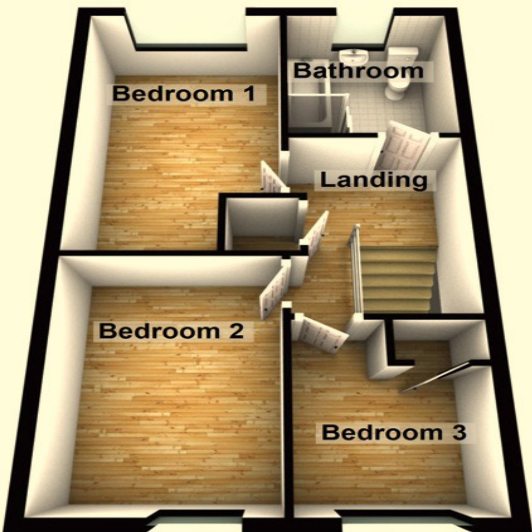
PROPERTY ESTATES



Ground Floor



First Floor



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

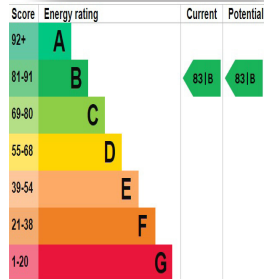
PROPERTY ESTATES



21 River Hill Green, Newtownards

Offers Over £169,950

FOR
SALE



- Semi-Detached Family Home
- Built in 2019
- Three Bedrooms
- One Reception Room
- Luxury Fitted Kitchen / Dining Area
- Ground Floor W.C.
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Driveway for off Road Parking
- Rear Enclosed Garden

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



Independent Property Estates are delighted to offer to the Sales Market Number 21 River Hill Green, Newtownards.

This stunning Semi-Detached Family Home offers living accommodation over two floors.

The Ground Floor of the Property comprises a spacious Lounge through to a luxury fitted Kitchen / Dining Area and a W.C.

The First Floor of the Property comprises of three Bedrooms and a four-piece Bathroom Suite. The current owners have had the Roof Space Floored providing ample additional storage space.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing.

Ground Floor

Entrance Hall (5' 06" x 4' 03")
Access via a Composite and Glazed Door.

Living Room (16' x 12' 01")
Spacious front aspect Reception Room with a feature Electric Fire with a Stone Mantle, Hearth and Surround. Through to:

Kitchen / Dining Area (15' 07" x 12' 05")
Luxury Fitted Kitchen with a range of high- and low-level units with complimentary Laminate roll-edge Worktops. Comprising a Four Ring Gas Hob with Oven under and Extractor over, a Stainless-Steel Sink Unit and Drainer Unit and an integrated Dishwasher. Complete with Tiled Flooring, Upstands, recessed Spotlights and uPVC and Glazed Double Doors provide access to the Rear Patio Area & Garden.

W.C. (6' 02" x 4' 06")
Two-piece white Suite comprising a Low Flush W.C. and a Wash Hand Basin with a feature Tiled Splash back. Complete with Tiled Flooring and an Extractor Fan.



First Floor

Landing (10' 05" x 6' 02")
Access to Hot-press and Floored Roof space via a 'Slingsby' Ladder.

Master Bedroom (15' 07" x 8' 08")
Rear aspect double Bedroom.

Bedroom Two (12' 08" x 7' 09")
Front aspect double Bedroom.

Bedroom Three (9' 02" x 7' 05")
Front aspect Bedroom with a built-in Wardrobe.

Bathroom (8' 05" x 6' 02")
Deluxe Four-piece suite comprising a walk-in Mains Shower Cubicle, a Bath, a Low Flush W.C. and a Pedestal Wash Hand Basin with a feature Tiled Splash back. Complete with Tiled Flooring, Part Tiled Walls, a Chrome Heated Towel Rail, recessed Spotlights and an Extractor Fan.



Outside

Front
There is a Garden in Lawn and a loose Stone Driveway providing ample off-Road Parking for multiple Vehicles.

Rear
There is a spacious Fence and Wall enclosed Garden in Lawn, loose Stone and a Patio Area which is ideal for Entertaining or relaxing.