



21 River Hill Park, Newtownards,
County Down, BT23

Asking Price: £230,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this spectacular semi detached property in the highly sought after River Hill development just off the Bangor Road in Newtownards.

Occupying an enviable plot, this home is a magnificent example of modern living yet oozes character and charm rarely seen in new properties.

Newtownards town centre is also within walking distance where an array of shops, restaurants and coffee houses can be enjoyed.

Internally the property comprises of an entrance hall, bright lounge, luxury kitchen with dining area, WC, three bedrooms - master with ensuite, bathroom and an integral garage.

The property is further enhanced with double glazing and gas fired central heating.

Coupled with its sought after location and luxurious specification throughout this stunning home is a must to view.

To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

Entrance Hall

Tiled floor and hard wood front door.

LOWER GROUND FLOOR

Hall

Understairs storage.

Garage

19'8" x 11'1" (6m x 3.38m)

Electric up and over door. Plumbed for washing machine with space for tumble dryer.

GROUND FLOOR

Landing

WC

Modern white suite comprising low flush WC

and wall mounted wash hand basin with mixer tap. Tiled floor and chrome towel rail. Extractor fan.

Living Room

15'7" x 11'9" (4.75m x 3.58m)

Juliette balcony.

Kitchen / Dining

19'1" x 10'3" (5.82m x 3.12m)

Luxury shaker style fitted kitchen with an excellent range of high and low level units. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated fridge/freezer and dishwasher. 4 ring gas hob, stainless steel extractor fan and electric single oven. Tiled floor with partially tiled walls. French doors to rear garden.

HALF LANDING

Bathroom

6'10" x 6'6" (2.08m x 1.98m)

Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap, panel bath with mixer tap and handheld shower attachment over. Tiled floor and partially tiled walls. Chrome towel rail, recessed spot lights and extractor fan.

FIRST FLOOR

Landing

Storage cupboard.

Master Bedroom

15'6" x 11'9" (Max) (4.72m x 3.58m (Max))

Ensuite

6'1" x 5'4" (1.85m x 1.63m)

Modern white suite comprising low flush WC, enclosed shower cubicle with thermostatically controlled shower and wall mounted wash hand basin with mixer tap.

Tiled floor and partially tiled walls. Recessed spot lights and extractor fan.

Bedroom 2

10'7" x 9'8" (3.23m x 2.95m)

Bedroom 3

10'7" x 9 (3.23m x 9)

Outside

Driveway parking to front. Generous enclosed rear and side garden laid lawns. Feature patio area and raised flower beds.

Heating Type

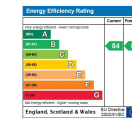
Gas fired central heating.

Glazing Type

Double glazed

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of



For full EPC please contact the branch.

both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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