

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**45 RIVER HILL LANE,
NEWTOWNARDS, BT23 7GQ**

OFFERS AROUND £219,950

A beautifully presented semi detached property located in the popular River Hill development, within walking distance of Newtownards town centre, this modern property built in 2019 is a true gem waiting to be discovered.

Boasting two reception areas, three bedrooms, master with ensuite, and separate family bathroom this property will appeal to a range of buyers. As you step inside, you are greeted by a spacious living room finished with feature gas fire fireplace. The modern kitchen offers a range of built in appliances, space for dining and leads to a bright sun room with access to the rear garden.

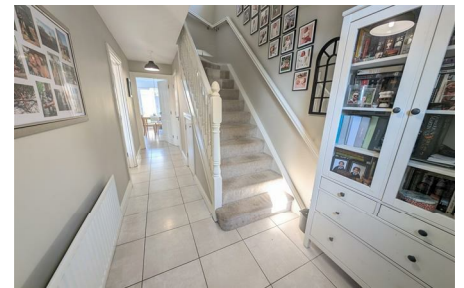
The first floor offers three bedrooms, master with ensuite and family bathroom with a pristine white suite. Outside benefits from an enclosed rear garden in lawn, ideal for outdoor activities and an entertaining area for hosting guests.

This well-maintained property offers easy access to all local amenities, not to mention the location being so convenient to many schools and Newtownards town centre. Whether you're looking for your first home or considering an investment opportunity, this modern house ticks all the boxes. Don't miss out on the chance to make this delightful property your own.



Key Features

- Stunning Semi Detached Property In The Popular River Hill Development
- Modern Kitchen/ Dining Room With Range A of Integrated Appliances
- Ground Floor Guest Toilet Suite And First Floor Family Bathroom Suite
- Enclosed Rear Garden With Patio Area And Decked Entertaining Area
- Spacious Living Room With Feature Fireplace And Additional Sun Room
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Ideal Location Within Walking Distance Of Newtownards Town Centre



Accommodation

Comprises:

Entrance Hall

Tiled flooring, under stair storage.

WC

White suite comprising low flush w.c, semi pedestal wash hand basin, tile flooring.

Living Room

15'0 x 12'0

Fireplace with electric fire, wooden surround, tiled hearth.

Kitchen/ Dining

19'2 x 11'8

Modern range of high and low level units, wood effect laminate work surfaces with upstand, built-in under oven, four ring gas hob, stainless steel extractor hood, stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, partly tiled walls, under cabinet lighting, tiled flooring, recessed spotlighting, into:

Sun Room

9'6 x 4'5

Tiled flooring, recessed spotlighting, door to rear garden.

First Floor

Landing

Storage cupboard.

Bedroom 1

12'8 x 12'0

Double bedroom.

Ensuite Shower Room

White suite comprising low flush w.c., pedestal wash hand basin, corner shower cubicle, tiled shower enclosure, tiled flooring, recessed spotlighting.

Bedroom 2

11'2 x 10'7

Double bedroom.

Bedroom 3

11'2 x 8'2

Built-in storage cupboard.

Bathroom

9'6 x 6'0

White suite comprising low flush w.c, semi pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower, part tiled walls, chrome feature heated towel rail, tiled flooring, recessed spotlighting.

Outside

Garden in lawn to front with stone driveway.

Enclosed rear garden in lawn, patio area, decked entertaining area, boundary fence, outside light, double plug socket.



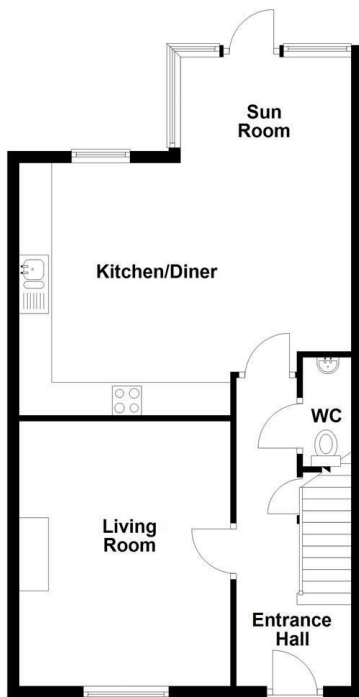




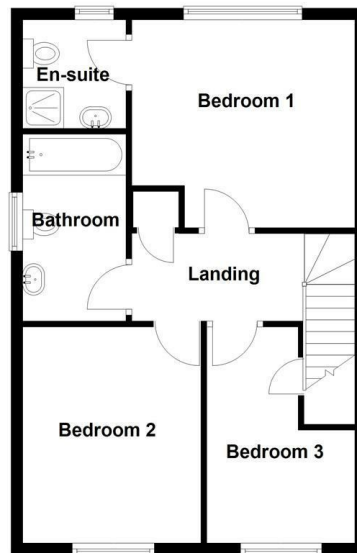




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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.

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