



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

33 River Hill Road, Newtownards,
BT23

Price £199,950

Reeds Rains

reedsrains.co.uk

33 River Hill Road, Newtownards, BT23
Price £199,950

EPC Rating: B

Beautiful semi- detached home close to schools, public transport links and Newtownards town centre.

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.

Internally the property comprises on the ground floor of an entrance hall, bright lounge, luxury kitchen with dining area and a WC. Upstairs there are two generous bedrooms and a shower room.

The property is further enhanced with double glazing and gas fired central heating. Newtownards town centre is within walking distance where an array of shops, restaurants and coffee houses can be enjoyed. 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.

GROUND FLOOR

Entrance Hall

Hardwood door. Tiled floor.

Living Room

15'7" x 12'8" (max) (4.75m x 3.86m (max))
Wooden floor.

Kitchen Open Plan To Dining

16'4" x 15'1" (max) (4.98m x 4.6m (max))
Luxury fitted kitchen with an excellent range of high and low level units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. 4 ring gas hob, stainless steel extractor fan and single oven. Integrated fridge/freezer and washing machine. Gas

boiler housing. Tiled floor and part tiled walls. Recessed spotlights to kitchen area.

WC

Modern white suite comprising low flush WC and wall mounted wash hand basin with mixer tap. Tiled floor and tiled splashback. Extractor fan.

FIRST FLOOR

Landing

Hot press.

Master Bedroom

16'3" x 10'9" (max) (4.95m x 3.28m (max))
Range of built in slide robes and separate built in wardrobe.

Bedroom 2

13'3" x 9'2" (max) (4.04m x 2.8m (max))

Shower Room

6'8" x 6 (2.03m x 6)
Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recessed spotlights and extractor fan. Chrome towel rail.

Outside

Professional landscaped gardens with front garden laid in lawns with a range of well stocked flower beds and parking area. Stunning enclosed rear garden laid in lawns with raised flower beds, garden shed and spacious patio area, ideal for summer entertaining.

Heating Type

Gas fired central heating.

Glazing Type

Double glazing.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

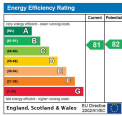
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

