



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



4 River Hill Close, Newtownards, BT23

Asking Price £224,950

Reeds Rains

reedsrains.co.uk



River Hill Close, Newtownards, County Down, BT23

Asking Price: £224,950

Council Tax Band:

EPC Rating: C

Viewing by Appointment.

### Description

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

Internally the property comprises on the ground floor of an entrance hall with a separate WC, bright livingroom and luxury kitchen with dining area. Upstairs there are three generous bedrooms - master with ensuite and a bathroom.

The property is further enhanced with double glazing and gas fired central heating. Newtownards town centre is also within walking distance where the new home owner can enjoy the array of shops, restaurants and coffee houses on offer.

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

### GROUND FLOOR

#### Entrance Hall

#### WC

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

#### Living Room

13'8" x 12 (4.17m x 12)

Modern fire surround with electric fire inset. Recessed spotlights. Under stairs storage.

#### Kitchen / Dining

16'5" x 13'8" (max) (5m x 4.17m (max))

Luxury fitted kitchen with an excellent range of high and low level units and laminate work surfaces. 4 ring ceramic hob, stainless steel extractor fan and single oven. Integrated dishwasher and fridge freezer. Plumbed for washing machine. Gas boiler housing. Tiled floor and PVC French doors to rear garden.

### FIRST FLOOR

#### Landing

Hot press.

#### Master Bedroom

12'1" x 9'11" (max) (3.68m x 3.02m (max))

#### Ensuite

6'3" x 4'8" (1.9m x 1.42m)

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. Extractor fan.

#### Bedroom 2

12'1" x 9'11" (3.68m x 3.02m)

#### Bedroom 3

8'5" x 8'4" (2.57m x 2.54m)

#### Bathroom

8'4" x 6'10" (2.54m x 2.08m)

Modern white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panel bath with mixer tap with handheld shower attachment. Tiled floor and part tiled walls. Chrome towel rail and recessed spotlights. Extractor fan.

#### Outside

Front garden laid in lawns with stoned driveway. Enclosed garden to rear laid in lawns with feature stoned patio area.

#### Heating Type

Gas fired central heating.

#### Glazing Type

Double glazed.

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 Carrmonee 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 Favscos 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.

