



OFFERS AROUND

**£125,000**

37 Ravenhill Lane  
Newtownards  
BT23 4QJ



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**PINKERTONS**

Sales, Lettings and Property Management

# Prime Investment Opportunity: Charming 2-Bedroom Haven on Ravenhill Lane, Newtownards

Discover the allure of this modest yet inviting two-bedroom quad style home, nestled in the sought-after Ravenhill Lane area of Newtownards. Recently constructed, this property offers a cosy living room, perfect for intimate gatherings or quiet relaxation. The kitchen, though modest, is designed for both practicality and style, while the charming decked area to the front provides a delightful spot for outdoor enjoyment. With the convenience of off-street parking, you'll appreciate the ease of everyday living.

Inside, find two comfortable bedrooms and a bathroom complete with a shower over the bath, ensuring all your needs are met. Whether you're starting out on the property ladder or seeking a sound investment opportunity, this home presents potential without overselling its modest proportions.

Situated in a popular residential enclave, it promises not only comfortable living but also a solid rental yield of 7%. Take the first step towards discovering more about this appealing property - enquire today!



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

# PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

## THIS PROPERTY COMPRISES

### Ground Floor

#### Living Room/Dining Room

18'5" x 17'0"

Wooden laminate floor, feature bay window, recessed spotlights, uPVC door, front view aspect

#### Kitchen

8'3" x 7'0"

Range of low and high units, integrated electric oven and extractor fan, plumbed for fridge freezer and washing machine, stainless steel sink with mixer tap and drainer, black laminate work surfaces, recessed spotlights, wooden laminate floor, tiled walls,

### First Floor

#### Landing

Carpeted

#### Bedroom 1

13'7" x 8'10"

Carpeted, front view aspect.

#### Bedroom 2

10'5" x 7'2"

Carpeted, front view aspect.

### Bathroom

6'2" x 5'7"

White suite with low flush WC, pedestal wash basin with chrome taps, bath with shower attachment, half tiled wall, wood laminate floor, extractor fan.

### Outer Front

Fenced front, access to outside storage, gravel driveway to front of house, outside lighting.

### Directions

Following the A20 out of Newtownards, take the first exit on the Comber Rd Roundabout onto the A21/Comber Road. Carrying down this road turn right onto Lansdowne Rd. Turn turn onto Ravenhill Ln and right again to stay on Ravenhill Ln. Your destination will be on the right.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

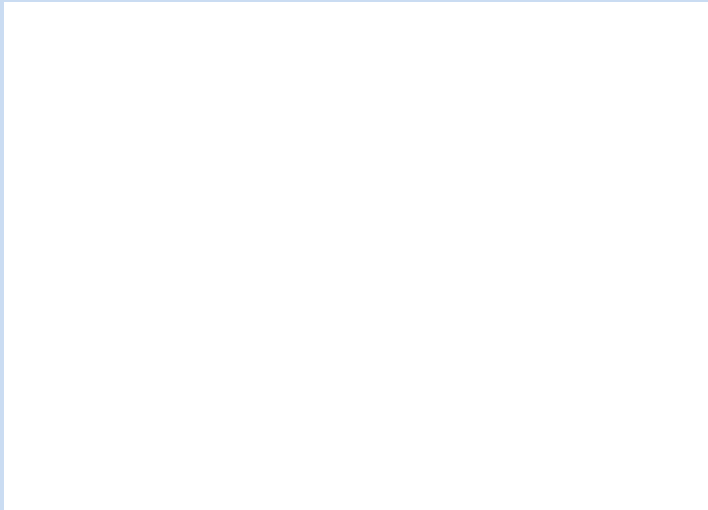
Tenure - Understood to be Leasehold

Yearly Service Charge - Understood to be £150 per annum.

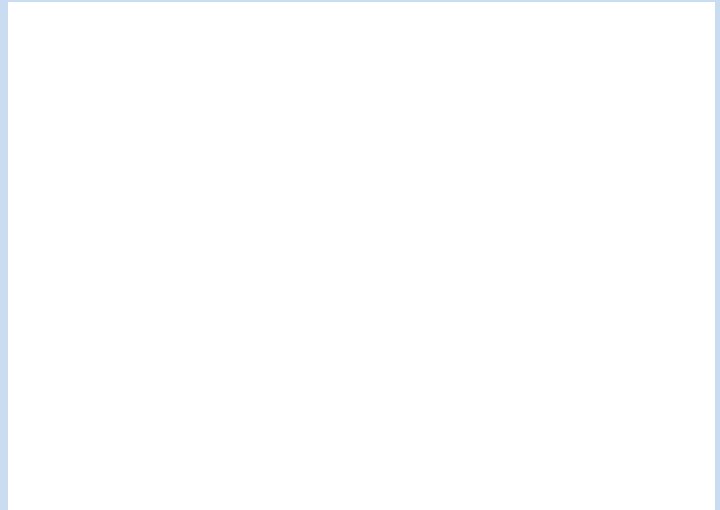
Current Rates - Understood to be £730.96

- Beautiful 2 Bedroom Property Nestled In The Sought-After Ravenhill Lane Area Of Newtownards.
- Cosy Living Room With Feature Bay Window Providing Great Natural Light.
- Charming Kitchen With Integrated Appliances
- Decked Area Provides A Delightful Spot For Outdoor Enjoyment.
- 2 Decent Sized Bedrooms With Front View Aspect.
- Modern White Suite Bathroom With Bath And Shower Attachment.
- Great Investment Opportunity Or First Home Purchase.
- Off-Street Parking At The Side Of The Property.
- Close To Local Amenities In Both Newtownards and Bangor.
- Great Connection Routes To Belfast and Beyond.

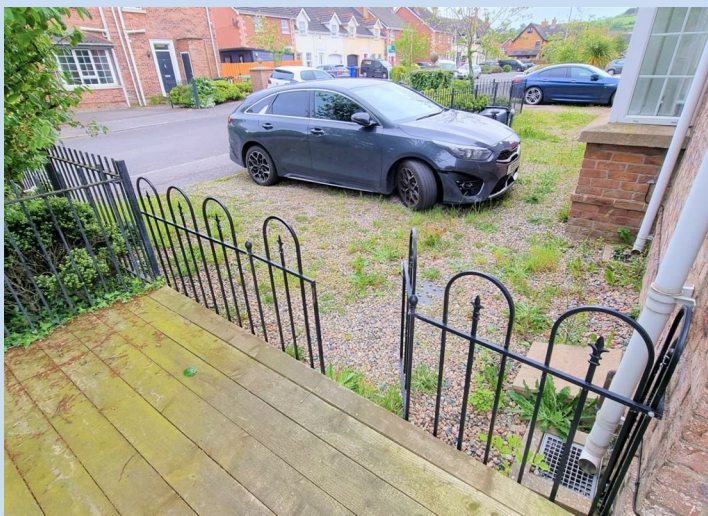
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



TYPE ROOM NAME HERE

## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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Comber & Newtownards:

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