

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 RAVENHILL LANE,
NEWTOWNARDS, BT23 4PH**

OFFERS AROUND £125,000



This two bedroom property is in an ideal location for anyone commuting to Belfast, is within minutes of Newtownards town centre and will appeal to first time buyers, young couples and investors.

The ground floor of the property has a good sized living room open to dining area, fitted kitchen and access to the fully enclosed paved garden. The first floor has two well proportioned bedrooms, one with built in storage and a modern bathroom with white suite.

Externally, there is off street parking for two cars and a fully enclosed paved rear garden.

This property has fantastic views of Scrabo Tower and is in a quiet area of Ravenhill Lane. We recommend viewing at your earliest convenience as we anticipate good interest due to location and finish.



Key Features

- Attractive Townhouse In A Convenient Location
- Open Plan Living Room/Dining Room With Doors To Paved Rear Garden
- Fitted Kitchen With A Good Range Of Units
- Two Well Proportioned Bedrooms, One With Built In Storage
- Family Bathroom With White Suite
- Easily Maintained Paved Rear Garden
- Area In stone With Off Street Parking For Two Vehicles
- Early Viewing Is Highly Recommended For This Beautiful Property



Accommodation

Comprises:

Living/Dining Room

15'10" x 16'8"

Wood laminate flooring, recessed spotlighting, space for informal dining and access to kitchen and patio doors to side garden.

Kitchen

6'7" x 8'1"

Range of high and low level units with laminate worktops, single drainer stainless steel sink unit with mixer tap, integrated appliances to include; electric under oven, four ring gas hob and extractor fan, plumbed for washing machine, space for free standing fridge freezer, partly tiled walls and tiled floor.

First Floor

Landing

Access to roofspace.

Bedroom 1

7'6" x 13'2"

Bedroom 2

6'9" x 9'10" x 36'1"

Built in storage.

Bathroom

White suite comprising paneled bath with overhead shower, low flush wc, pedestal wash hand basin with tiled splash back, extractor fan, part tiled walls and tiled flooring.

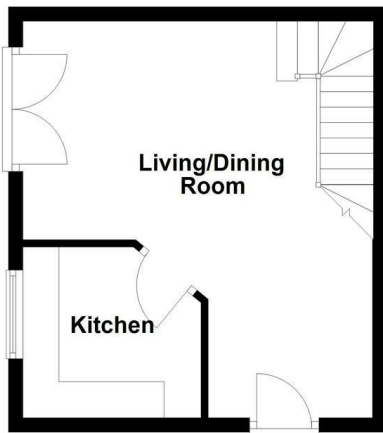
Outside

Front: Area in stone for parking and mature planting.
Rear: Fully enclosed paved rear garden.

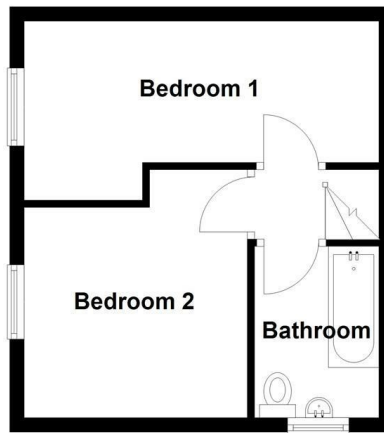




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(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	

39 Ravenhill Avenue

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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