

ULSTER PROPERTY SALES

UPS

RENTALS - NEWTOWNARDS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 RIVER HILL GROVE,  
NEWTOWNARDS, BT23 7GZ**

**£950 PER MONTH**



Nestled in the charming River Hill Grove of Newtownards, offers a modern townhouse living experience within the esteemed River Hill Development. Boasting a well-maintained interior finished to a high standard.

Step inside to find three well-proportioned bedrooms, with master bedroom providing an en-suite and ample space for relaxation and rest. The attention to detail in the maintenance and finishing of this home is evident throughout, promising a comfortable and stylish living environment for its future residents.



Early viewing is highly recommended for those seeking a beautiful home that seamlessly combines modern living with a touch of elegance. Don't miss the opportunity to make this property your own and experience the best of what River Hill Grove has to offer.



## Key Features

- Modern Townhouse In The River Hill Development
- Located On The Outskirts Of Newtownards, Close To Bangor And Arterial Routes
- Well Maintained Throughout And Finished To A High Standard
- Modern Kitchen With A Good Range Of Units And Space For Dining
- Three Well Proportioned Bedrooms
- Good Sized Garden At Rear And Designated Parking Spot With Communal Parking
- Within Walking Distance To Local Amenities
- Early Viewing Is Recommended For This Beautiful Home



## Accommodation Comprises:

### Living Room

10'11" x 13'1"

Wood laminate flooring with open fireplace with tiled surround.

### Kitchen

10'11" x 14'11"

Modern range of high and low level units with laminate work surfaces, built in stainless steel sink unit with mixer tap, integrated appliances to include; four ring gas hob, under oven, stainless steel extractor hood and free standing fridge freezer, plumbed for washing machine, partly tiled walls and tiled flooring.

### Dining Room

5'8" x 7'8"

Tiled flooring and access to rear garden.

### W/C

Tiled flooring, low flush w/c and wall mounted sink with tiled splashback.

### First Floor

### Landing

Access to roofspace.

### Bedroom 1

10'1" x 10'7"

Double bedroom.

### En-Suite

White suite comprising low flush wc, wall mounted wash hand basin with tiled splashback, tiled shower enclosure with overhead electric shower and glazed door and tiled flooring.

### Bedroom 2

10'2" x 9'3"

Double bedroom

### Bedroom 3

8'11" x 10'11"

Double bedroom

### Bathroom

White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, panelled bath with overhead shower and glazed screen, access to hot press, part tiled walls and tiled flooring.

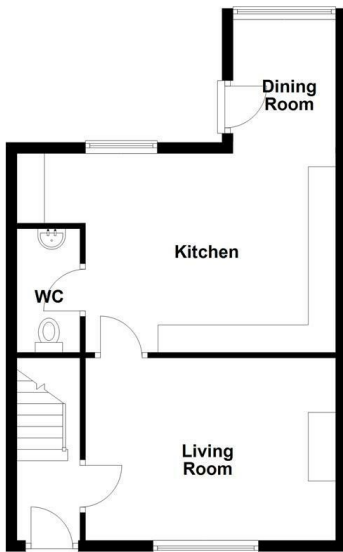
### Outside

Front: Communal parking area.  
Rear: Fully enclosed rear garden in lawn.

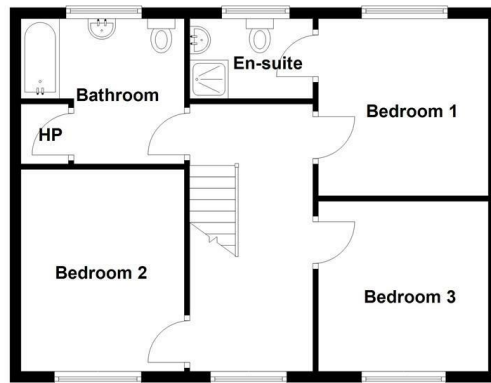




**Ground Floor**



**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.

**3 River Hill Grove**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</b>
(69-80) <b>C</b>		
(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		
<b>Northern Ireland</b>	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 02890471515.

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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