



65 Riverhill Lane | Newtownards | BT23 7GQ

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# 65 Riverhill Lane

- \* Fabulous semi-detached property in the popular and sought after Riverhill development
- \* Beautifully presented throughout and ready to move into
- \* Welcoming entrance hall
- \* Bright and spacious living room with feature wall-mounted electric flame fire
- \* Excellent modern kitchen with open plan living/dining space & French doors to the rear garden
- \* Useful downstairs WC with two piece white suite
- \* Three well-proportioned bedrooms
- \* Contemporary family bathroom with four piece white suite
- \* Fully enclosed and private rear garden laid in lawn with feature decorative pebbled patio area
- \* Tarmac driveway with parking for three cars
- \* Gas fired central heating and double glazed throughout
- \* Convenient location, close to local amenities and town centre

**Offers Around: £199,950**



Good Ones Go Quickly!

This is a fantastic semi-detached property located in the sought after Riverhill development in Newtownards. It is bright, spacious and has been well maintained by the current owners who purchased the property less than two years ago from the developer and is a family home to be proud of! The highlight of this fine home is the modern kitchen with open plan dining area with French doors to the private rear garden, creating a bright and airy reception room, ideal for entertaining. Ideally located close to a host of amenities, and well positioned for transport links to Newtownards town centre, Bangor and commuting to Belfast, there is quite literally nothing to do other than pack up your furniture, book a removal firm, move in and enjoy what this superb property has to offer!

Downstairs comprises of a welcoming entrance hall, a bright and spacious living room with a feature remote controlled wall-mounted electric flame fire, an excellent modern kitchen with open plan living/dining space with French doors to the garden – perfect for entertaining family and friends, and a useful downstairs WC. Upstairs comprises of a master bedroom, two further well-proportioned bedrooms and a family bathroom with a contemporary four piece white suite.

Externally the property benefits from a fully enclosed and private rear garden laid in lawn providing plenty of space for the children to play and there is beautiful decorative pebbled patio area where many a BBQ will be enjoyed! To the front is a garden laid in lawn and a driveway with parking for three cars.

Riverhill Lane is located in a convenient area with every amenity on your doorstep. The bustling town centre is within walking distance and the extensive retail opportunities at Castlebawn are easily reached by car. With easy access to transport links to the stunning peninsula coastline, Bangor and commuting to Belfast and beyond, this really is a fabulous opportunity for the lucky purchaser!





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

Front door to...

ENTRANCE HALL

LIVING ROOM: (4.78m x 3.72m) Feature wall mounted, remote controlled electric flame fire.

KITCHEN/DINING ROOM: (5.38m x 4.82m at widest point) Excellent range of high and low level grey units with granite effect work surfaces, stainless steel sink unit with mixer tap, built-in under counter single oven, 4 ring gas hob, stainless steel extractor hood, integrated fridge/freezer. Recessed lighting, under counter lighting. Tiled flooring. Spacious dining/living area. French doors to rear.

GUEST WC: Contemporary two piece white suite comprising floating wash hand basin and low flush WC. Tiled flooring. Extractor fan.

FIRST FLOOR

LANDING: Large storage cupboard. Access to roofspace.

MASTER BEDROOM: (4.72m x 2.78m)

BEDROOM (2): (3.88m x 2.50m)

BEDROOM (3): (2.61m x 2.23m at widest point) Built-in cupboard.

BATHROOM: Contemporary white suite comprising fully tiled shower cubicle, panelled bath floating wash hand basin and low flush WC. Stainless steel heated towel rail. Tiled splashback. Tiled floor. Recessed lighting. Extractor fan.

OUTSIDE

Front garden laid in lawn. Tarmac driveway with parking for three cars.

Fully enclosed and private rear garden laid in lawn with feature decorative pebbled patio area. Water tap. Outside light. Gate to front.



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