

49 River Hill Road , Newtownards, BT23 7GT

Located in the highly sought after "River Hill" development, just off the Bangor Road in Newtownards, this modern semi detached home is "walk in" ready and would make an ideal first home or downsize.

It offers 3 bedrooms, a family bathroom, with both bath & separate shower, a lounge, ground floor WC and a bright and airy kitchen/diner with sun room area. The property benefits from a fully enclosed south east facing rear garden, ensuring maximum sun light (when the sun actually shines) making it a lovely place to relax or spend time with family.

The property is neutrally presented throughout creating an ideal base from which to create your own colour scheme and dream finish. It benefits from uPVC double glazing and Phoenix gas central heating. Externally there are gardens to front & rear in lawn with pebbled driveway with additional public parking just across the road.

Conveniently located for access to commuter routes and all the many schools and amenities of Newtownards and beyond, internal viewing is highly recommended.

Offers Around £189,950

49 River Hill Road

, Newtownards, BT23 7GT



- Smartly presented semi detached home
- Kitchen/diner with sun room area
- uPVC double glazing
- Pebbled driveway & parking area.
- 3 bedrooms
- Family bathroom with bath + shower
- Phoenix gas central heating
- Lounge
- Ground floor WC
- Charming gardens to front and south east facing rear

Entrance

Entrance hall

Lounge

15'10x12'2 (4.83mx3.71m)

Kitchen/diner/sun room

16'9x15'10 (5.11mx4.83m)

WC

6'5x4'6 (1.96mx1.37m)

Landing

Bathroom

8'7x6'5 (2.62mx1.96m)

Bedroom 1

15'9x9 (4.80mx2.74m)

Bedroom 2

12'9x7'11 (3.89mx2.41m)

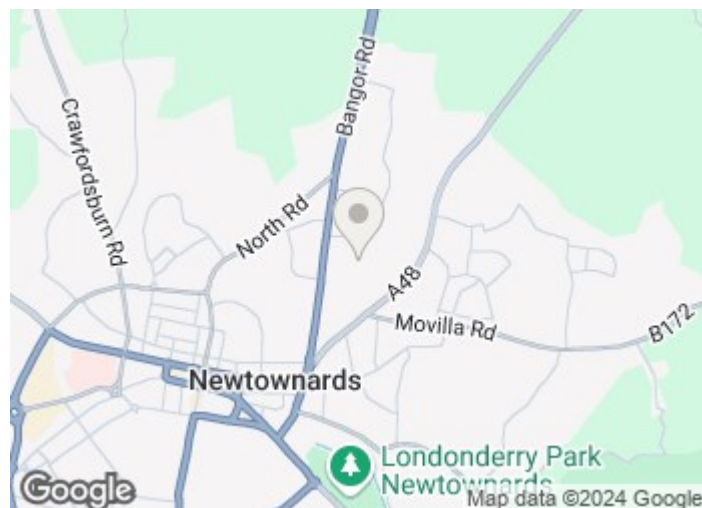
Bedroom 3

9'2x7'6 (2.79mx2.29m)

Outside

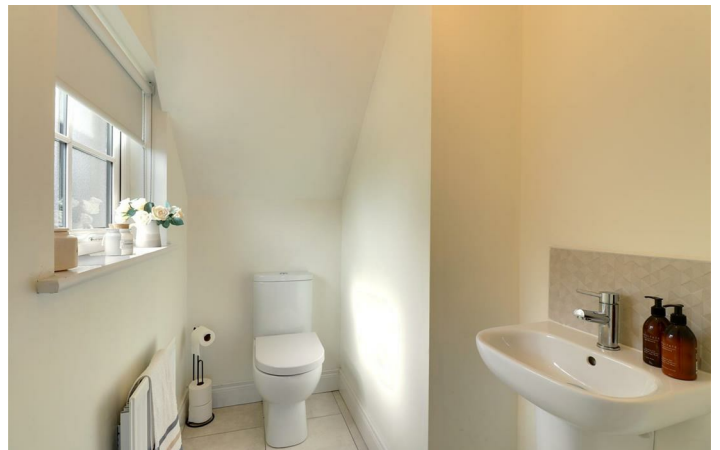
Tenure

Property misdescriptions

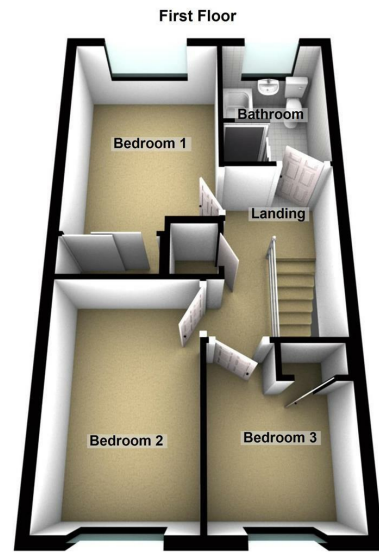
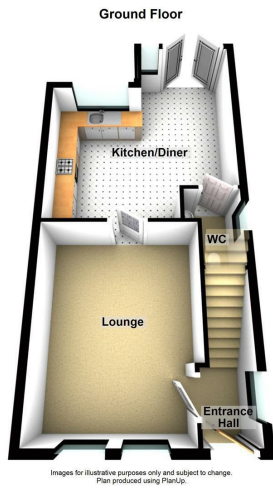


Directions

Travelling out of Newtownards along the Bangor Road turn right into the River Hill Development. At the T junction turn left then second left into River Hill Road followed by a right & left to where number 49 is located on the right.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	82	82	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC