

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS OVER £159,950**





Situated in the charming Ravenhill Lane of Newtownards, this beautifully renovated end terrace is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this property is perfect for those seeking comfort and style.

Step inside to find a kitchen, complete with sleek finishes and ample storage space. The shower room has been fitted with a luxury new suite including a large walk in shower enclosure.

The property is located in a peaceful cul-de-sac and conveniently located near schools, Newtownards town centre, and Comber. Whether you're looking to settle down or seeking a smart investment opportunity, this home offers the best of both worlds.





## Key Features

- Modern End Terrace Property In A Quiet Cul-De-Sac
- Off Street Parking To The Front And Fully Enclosed Rear And Side Gardens
- Modern Kitchen With Space For Informal Dining
- Two Well Proportioned Sized Bedrooms
- Good Sized Living Room With Log Burning Stove
- Modern White Suite Family Bathroom
- Gas Fired Central Heating And PVC Double Glazed Windows
- Close To Newtownards Town Centre And Local Amenities



### Accommodation Comprises:

#### Entrance Hall

#### Living Room

12'5" x 14'7"

Wood laminate flooring, wood burning stove with wooden mantle, under staircase storage and recessed spotlights.

#### Kitchen / Dining Area

15'10" x 10'0"

Modern range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap, integrated appliances to include; under oven, four ring gas hob, stainless steel extractor hood and fridge/freezer, plumbed for washing machine and dishwasher, part tiled walls, tiled flooring and space for dining area.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

14'5" x 10'7"

Double bedroom and built in wardrobes.

#### Bedroom 2

8'11" x 14'3"

Double bedroom

#### Shower Room

White suite comprising walk in shower with over head rainfall shower head and glazed glass, low flush wc, vanity unit with mixer tap, tiled walls and tiled floor.

#### Outside

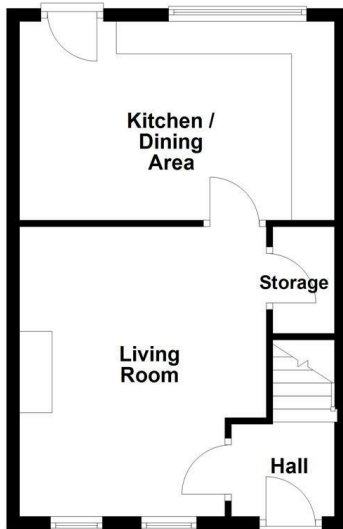
Front: Tarmac driveway for multiple vehicles and area in lawn.  
Rear: Fully enclosed with paved pathway, space for shed, area in lawn.



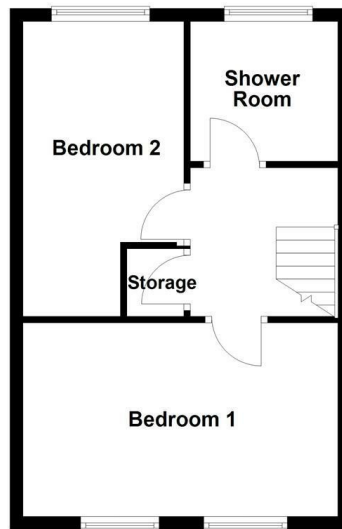




Ground Floor



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.

47 Ravenhill Lane

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

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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