

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £125,000**



Welcome to Ravenhill Lane, Newtownards - a charming location that could be your next home sweet home! This delightful two-bedroom quad townhouse is in the sought-after Ravenhill Lane development, offering a perfect blend of comfort and style.

Step inside to discover a modern kitchen boasting a good range of units and integrated appliances, making meal preparation a breeze. The open plan living room and dining room provide a versatile space for relaxing and entertaining, ideal for cosy nights in or hosting friends and family.

One of the highlights of this property is the parking space for two cars, a rare find in many townhouses, along with an enclosed garden featuring a raised decked area - perfect for enjoying a morning coffee or hosting summer barbecues.

Conveniently located close to all local amenities, schools, and arterial routes, this townhouse is not only a lovely place to live but also a smart investment opportunity. Whether you're a first-time buyer looking for a cozy abode or an investor seeking a promising property, this townhouse ticks all the boxes.

Don't miss out on the chance to make this wonderful property your own - book a viewing today and envision the possibilities that Ravenhill Lane has to offer.

## Key Features

- Spacious Quad Townhouse In The Popular Ravenhill Lane Development
- Two Double Bedrooms, One With Built In Robes
- Open Plan Living/Dining Room With Bay Window
- Modern Kitchen With A Good Range Of Units And Integrated Appliances
- Driveway In Stone With Parking For Two Vehicles
- Enclosed Front Garden With Raised Decked Seating Area
- Perfect As An Investment Or First Time Home
- Viewing Is Highly Recommended For This Lovely Property



## Accommodation

### Comprises:

### Living Room / Dining Area

18'5 x 17'0

Wood laminate flooring, feature bay window, recessed spotlighting.

### Kitchen

8'3 x 7'0

Modern range of high and low level units with laminate work surfaces, integrated electric under oven, extractor fan, plumbed for fridge freezer and washing machine, built in drainer stainless steel sink unit with mixer tap, recessed spotlighting, laminate flooring and part tiled walls.

### First Floor

### Landing

Access to roofspace.

### Bedroom 1

13'6" x 8'9"

Double room, built in robes.

### Bedroom 2

10'5" x 7'1"

Double room.

## Bathroom

6'2" x 5'6"

White suite comprising panelled bath with shower attachment, low flush wc, pedestal wash hand basin with mixer tap, partly tiled walls, laminate floor and extractor fan.

## Outside

Private outlook, enclosed front garden in stone with raised decked area, storage area, driveway in stone with parking for two vehicles, outside light.

Leasehold

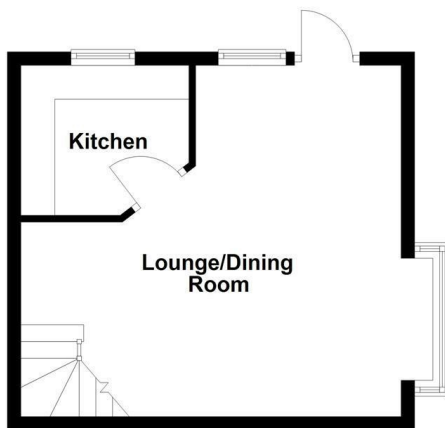
Management Fee: £150 per annum.

Current Rates: £730.96





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.

37 Ravenhill Lane

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(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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