

simonBRIEN
RESIDENTIAL

41 River Hill Road,
Newtownards, BT23 7GT



Offers Around £264,950

Telephone 02890 595555
www.simonbrien.com



SUMMARY

An attractive and deceptively spacious detached family home, situated within the River Hill development positioned just off the tree lined Bangor Road. This beautiful home combines an aesthetically pleasing façade with spacious, well laid out accommodation, lots of natural light, and will attract families seeking a modern and energy efficient home in a very convenient location. The property is neatly set in a tiny cul de sac of only four detached homes providing a very peaceful environment in which to live.

The accommodation briefly comprises of large entrance hall, modern downstairs cloakroom, lounge with feature fireplace and is flooded with triple aspect flooding the space with natural light, an additional family room, and a modern kitchen/ dining room offering White high gloss units with range of integrated appliances, including a wine fridge, and again flooded with natural light. On the first floor, there are four bedrooms, bedroom one with luxury ensuite. Bedrooms two, three and four are neatly serviced by a luxury family bathroom comprising modern White suite.

Externally the property has been well maintained and benefits from landscaped gardens to the front, side and rear with lawns, gravel patio and feature raised covered timber deck – ideal for family BBQ's. There is a gravel driveway to the side of the property leading to a detached matching garage.

Interest levels are expected to be high on this property, so please do arrange your internal viewing appraisal at your earliest convenience by contacting our Newtownards on 02891 800700.

SUMMARY

- A most attractive detached family home
- Located within a tiny cul de sac of only four detached homes
- Conveniently located to the town centre, Bangor, a range of schooling options and commuter routes to Holywood and Belfast
- Large entrance hall
- Modern cloakroom comprising white suite
- Lounge with feature fireplace, open fire, triple aspect, and lots of natural light
- Separate family room
- Open plan kitchen/ dining space with White high gloss units, excellent range of integrated appliances, including wine fridge
- Four bedrooms
- Bedroom one with luxury ensuite
- Luxury family bathroom comprising modern white suite
- Detached matching garage approached via a gravel driveway
- Gardens to front, side and rear in lawns, gravel patio and feature raised timber deck/ BBQ area
- Gas fired central heating system
- NEST dual zone heating controls included
- Constructed 2018
- Excellent B83 energy efficiency rating
- uPVC double glazed windows and rear doors
- Painted solid wood front door
- Management Company fee: £50.00 Per Annum



THE PROPERTY COMPRISES:

GROUND FLOOR

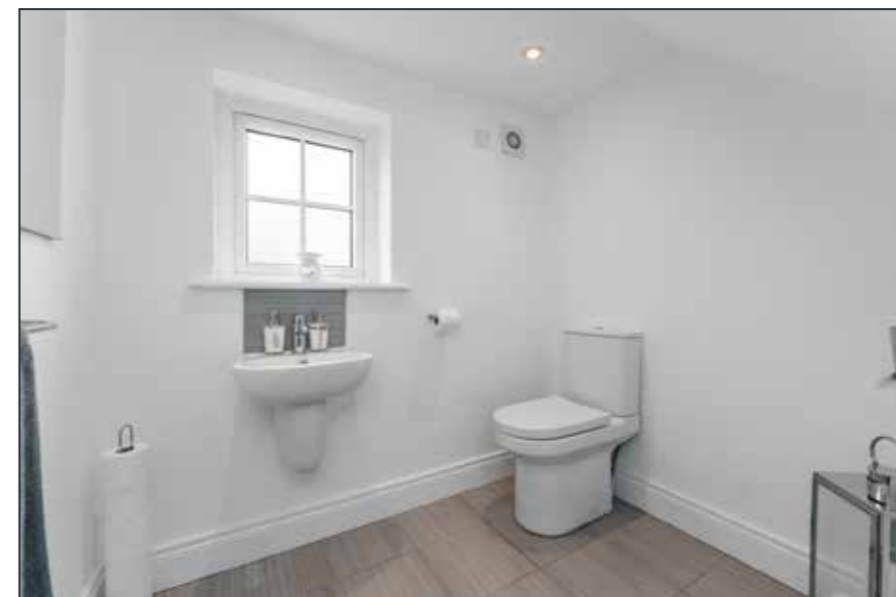
FEATURE STONE FACADE PORCH:

Outside light, black solid wood front door.



ENTRANCE HALL:

Telephone point, grey polished laminate floor.



CLOAKROOM:

Modern white suite comprising: Floating wash hand basin with mixer taps, push button WC, ceramic tiled floor, LED recessed spotlighting, extractor fan.



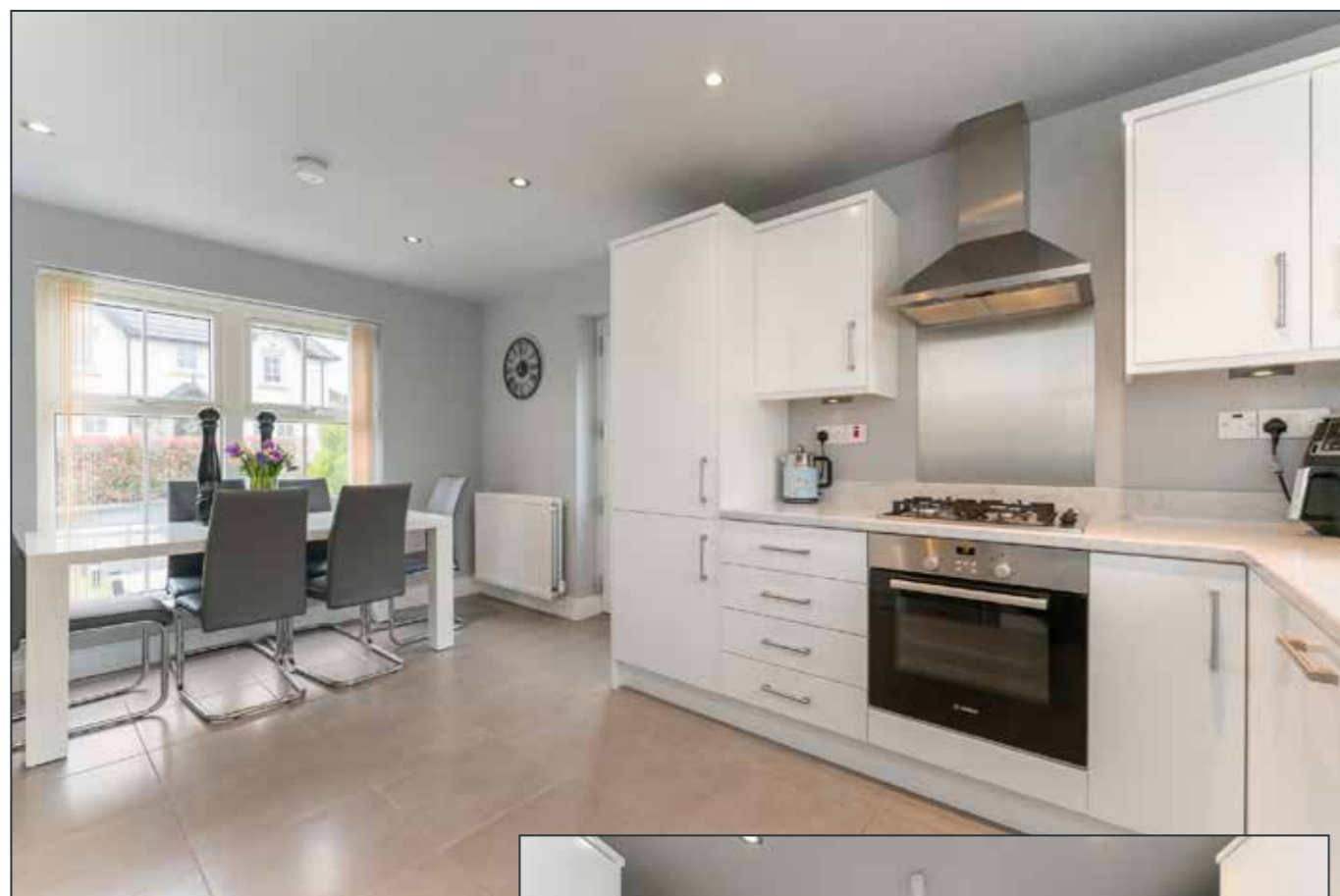
FAMILY ROOM:
10' 11" x 9' 5" (3.33m x 2.87m)

Polished laminate floor, dual aspect.

LUXURY FITTED KITCHEN/DINING ROOM:

16' 2" x 10' 9" (4.93m x 3.28m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level high gloss white units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, stainless steel extractor hood and splashback, integrated fridge freezer, dishwasher and bin storage, recess for wine fridge, larder cupboard, LED recessed spotlighting, concealed LED recessed spotlighting, ceramic tiled floor, double glazed door to side, triple aspect.



LOUNGE:
16' 0" x 12' 1" (4.88m x 3.68m)

Attractive cream fireplace surround, cast iron inset, open fire, granite hearth, triple aspect, LED recessed spotlighting, uPVC double glazed French doors to garden.



FIRST FLOOR

LANDING:

Concealed linen cupboard, polished laminate floor, access to roofspace.





BEDROOM (1):
11' 8" x 10' 4" (3.56m x 3.15m)

Range of mirror fronted Sliderobes, wired for wall mounted TV.



BEDROOM (4):
10' 1" x 8' 7" (3.07m x 2.62m)

Excellent range of modern Sliderobes, polished laminate floor.



DELUXE ENSUITE SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower and telephone hand shower, floating wash hand basin with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, LED recessed spotlighting, extractor fan.



DELUXE BATHROOM:

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, floating wash hand basin with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.

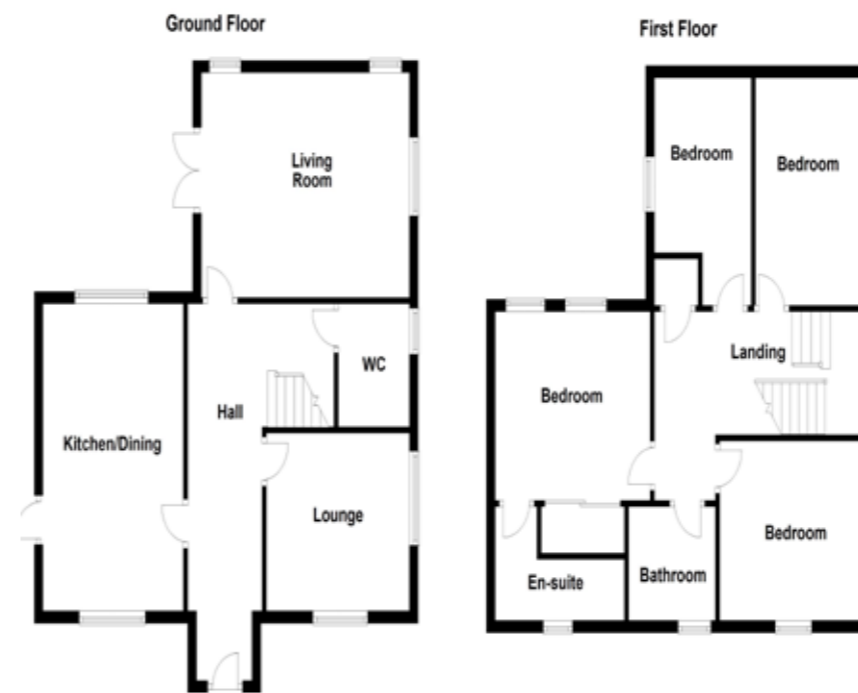
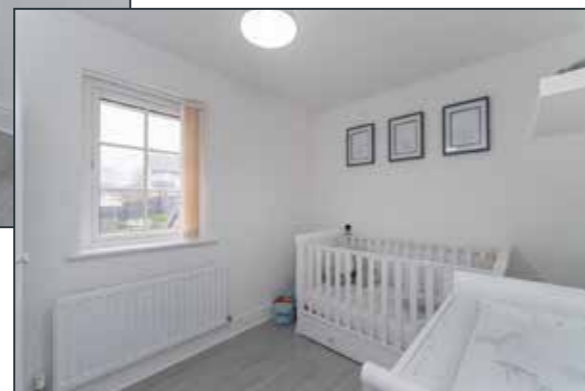


BEDROOM (2):
10' 11" x 9' 6" (3.33m x 2.9m)

Dual aspect, polished laminate floor.

BEDROOM (3):
9' 9" x 7' 5" (2.97m x 2.26m)

Polished laminate floor.



This plan is for illustrative purposes only.
 Plan produced using Particp.
 41 River Hill Road, Newtownards

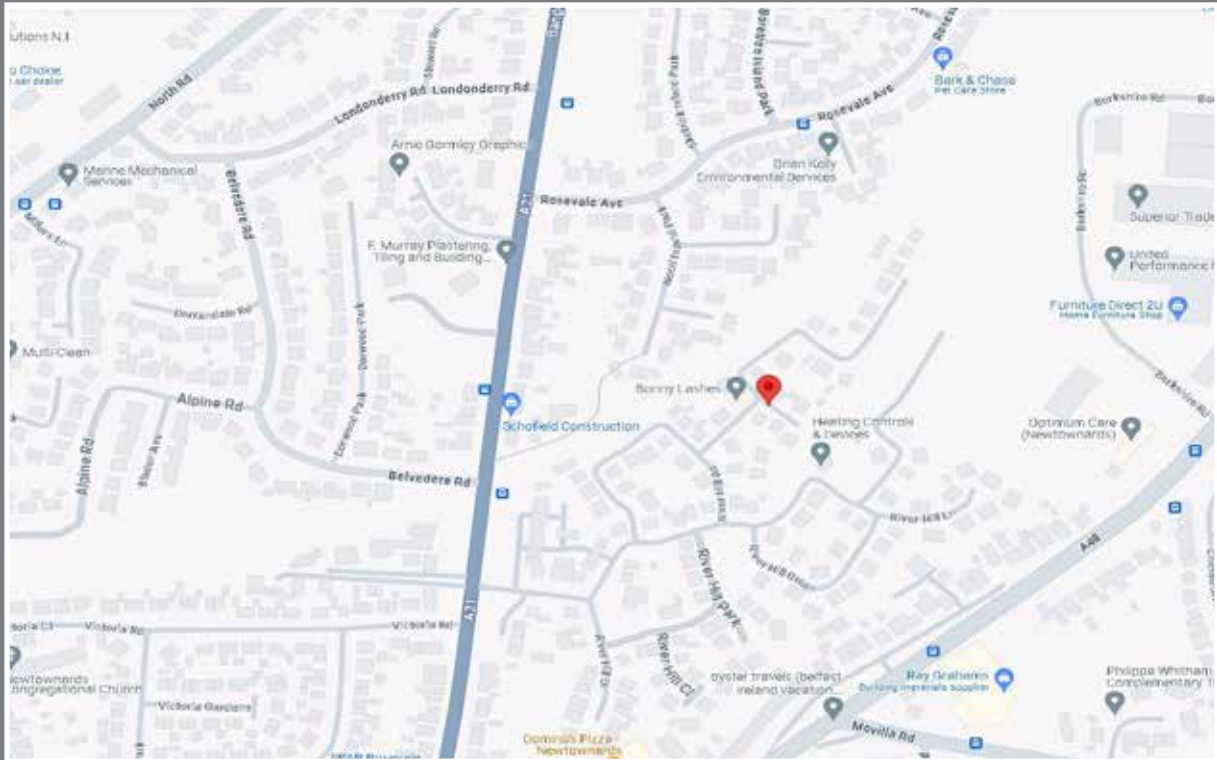
OUTSIDE

DETACHED GARAGE:
18' 6" x 9' 6" (5.64m x 2.9m)

Black roller door, light and power, plumbed for washing machine, uPVC double glazed side window, solid wood pedestrian door. Approached by large gravel driveway.

Gardens to front and rear in manicured lawns, gravel patio and path, fencing, feature raised timber decking area with roof, outdoor power sockets and barbecue area, views to stream to side of property.

Location



LOCATION: River Hill Development, of the Bangor Road, Newtownards

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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Lettings Department

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REF: RO/D/24/AN



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		

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