

simon**BRIEN**  
RESIDENTIAL

40 First Avenue,  
Rivenwood, Newtownards, BT23 8HJ



Asking Price £265,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- An attractive detached family home
- New England style of exterior architecture
- Open entrance porch leading to entrance hall
- Downstairs cloakroom comprising white suite
- Lounge with feature fireplace and wood burning stove
- Luxury fitted kitchen in cream Shaker style units, integrated appliances
- Sunroom with direct access to rear private garden
- Separate utility room with matching Shaker style units
- Three bedrooms, master with en suite
- Luxury family bathroom comprising white suite
- Gardens to front, side and rear laid out in lawns, modern patio, and fencing
- Gas fired central heating system
- uPVC double glazed windows and rear doors
- Solid wood front door
- Alarm system

#### SUMMARY

Simon Brien Residential are delighted to offer this well presented detached villa, ideally located in the popular Rivenwood development, one of the most successful developments in the Newtownards area. Positioned just off the Movilla Road, this attractive home would be perfect for a young family moving up to a larger property or indeed clients seeking an energy efficient, turnkey, home to downsize in to.

Within easy striking distance of the town centre and a full range of amenities in the surrounding area. Primary and Secondary schooling options are well catered for, along with easy access to commuter routes for Bangor, Donaghadee and Belfast City.

Holding three great sized bedrooms, master with ensuite, luxury family bathroom, lounge with wood burning stove, luxury Cream shaker style kitchen with range of integrated appliances and open to a sunroom, plus a separate utility room and very handy downstairs cloakroom.

Externally, 40 First Avenue has a good sized plot with gardens to the front, side and large private to rear laid out in lawns, modern paved patio area and well stocked flowerbeds.

To arrange your viewing appointment please contact our Newtownards branch on 02891 800700.



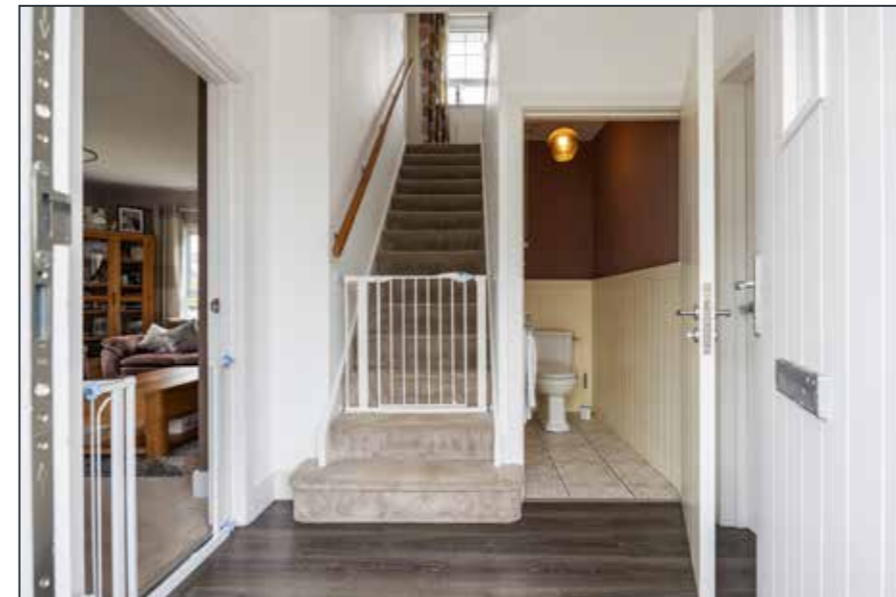
#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Solid wood front door.

##### OPEN ENTRANCE PORCH:

LED recessed spotlighting painted solid wood front door to Entrance Hall.



##### ENTRANCE HALL:

Polished laminate wood floor, vertical radiator.



##### CLOAKROOM:

Traditional style white suite comprising: Wall mounted wash hand basin, low flush WC, wall panelling, ceramic tiled floor, extractor fan.

**LOUNGE:**

**17' 6" x 12' 0" (5.33m x 3.66m)**

Attractive Inglenook style fireplace with brick surround, wood burning stove, triple aspect, TV and telephone points.



**LUXURY KITCHEN/DINING:**

**17' 6" x 11' 10" (5.33m x 3.61m)**

White 1.5 tub single drainer sink unit with mixer taps, range of high and low level cream shaker style units, Formica roll edge work surfaces, 4 ring gas hob unit, glass splashback, stainless steel extractor hood, built in oven and microwave, pull out larder, integrated dishwasher, polished laminate floor, concealed lighting, display cabinets, corner window, open to Sun Room.





**SUN ROOM:**  
**11' 8" x 11' 8" (3.56m x 3.56m)**

Semi vaulted ceiling, polished laminate floor, TV and telephone points, uPVC double glazed patio doors to rear.



**UTILITY ROOM:**  
**7' 1" x 5' 7" (2.16m x 1.7m)**

Range of high and low level cream shaker style units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, concealed gas boiler, ceramic tiled floor, LED recessed spotlighting, extractor fan, uPVC double glazed door to rear.



**FIRST FLOOR**

**LANDING:**

Vaulted ceiling, linen cupboard, access to roofspace.

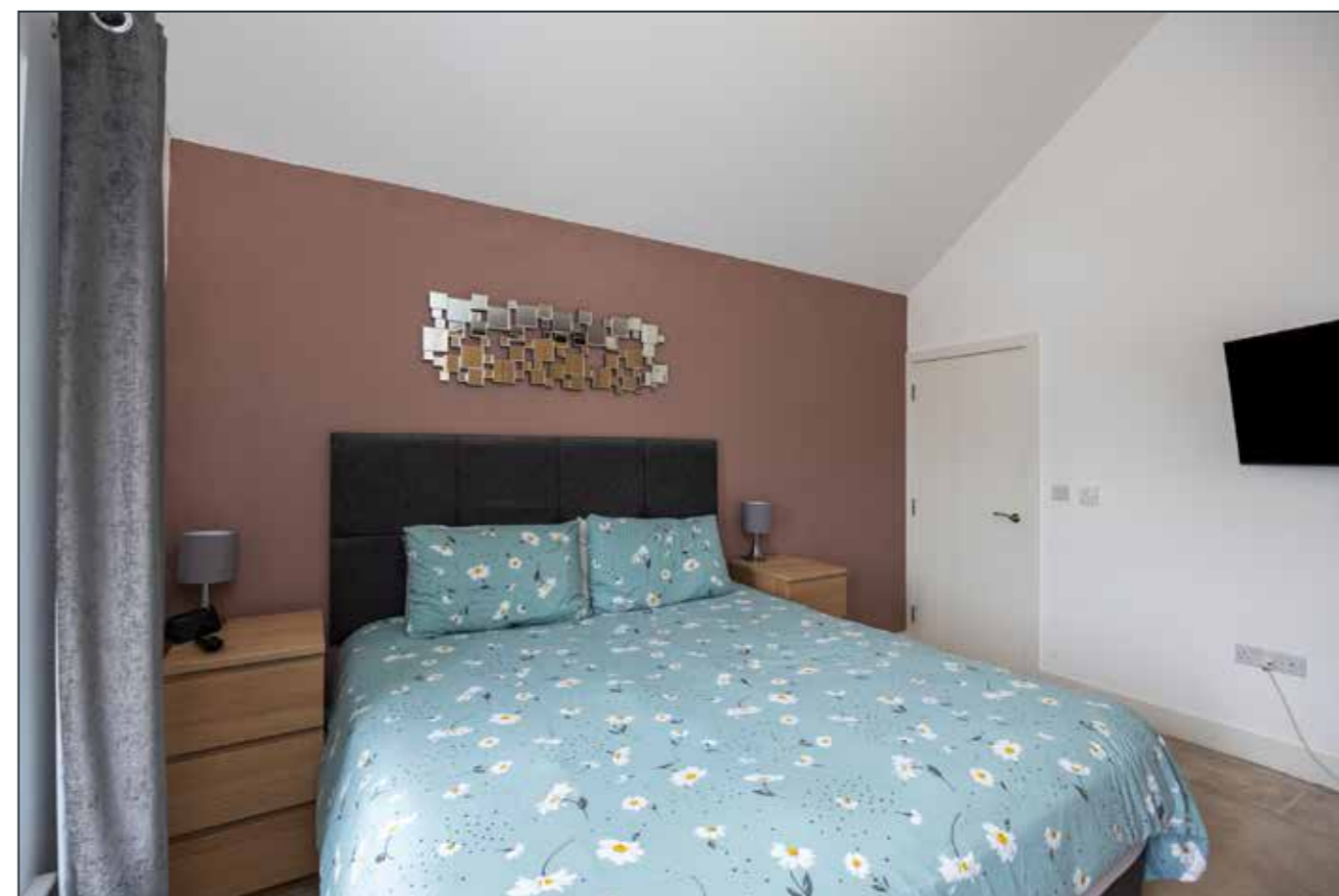


**BEDROOM (1):**  
**13' 1" x 10' 11" (3.99m x 3.33m)**

Vaulted ceiling, vertical radiator.

**LUXURY ENSUITE:**

Traditional style white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, low flush WC, large chrome towel radiator, wood panelling, ceramic tiled floor, LED recessed spotlighting, extractor fan.





**BEDROOM (2):**  
11' 10" x 8' 9" (3.61m x 2.67m)



**BEDROOM (3):**  
11' 10" x 8' 4" (3.61m x 2.54m)  
Polished laminate floor.



**LUXURY BATHROOM:**  
Traditional style white suite comprising: Panelled bath with chrome mixer taps and telephone hand shower over, separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, low flush WC, wall tiling, wood panelling, chrome towel radiator, LED recessed spotlighting, extractor fan.



**OUTSIDE**

Gardens to front in lawn, to side and rear laid out in lawn, modern paved patio area and path, well stocked flowerbed, fencing, outside light, outside water tap. Private.

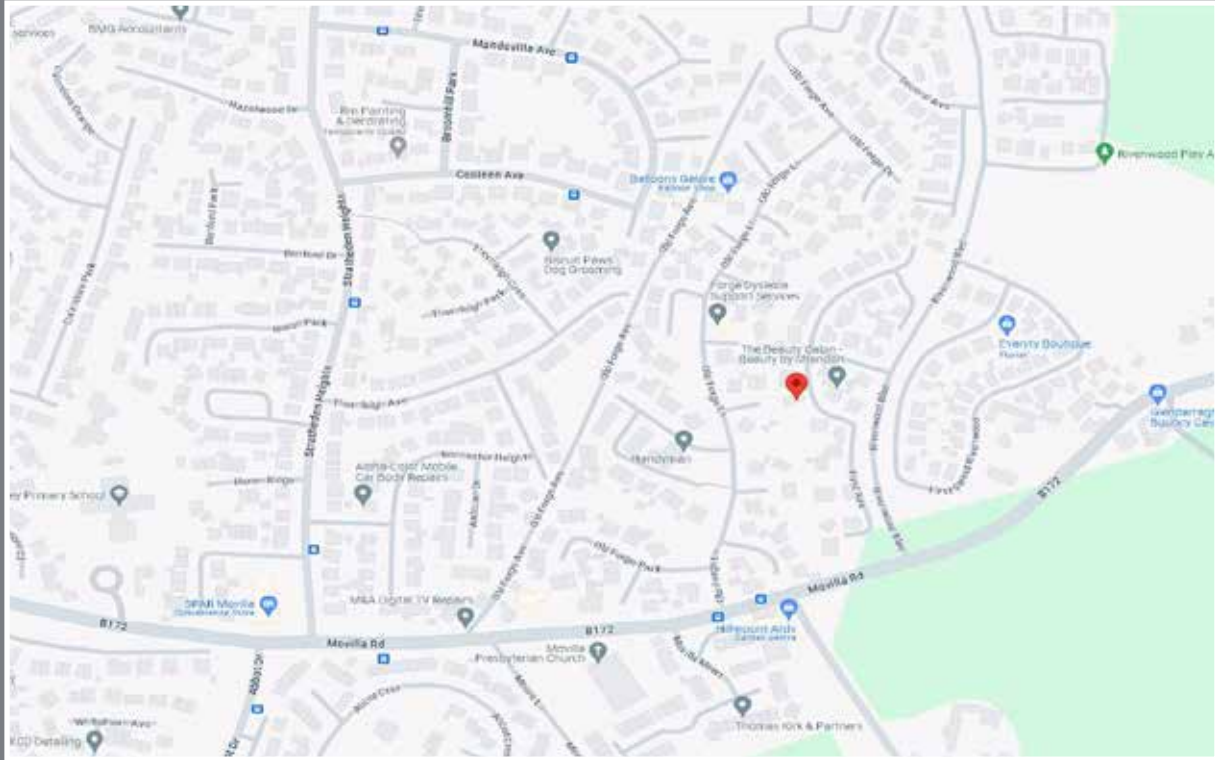


Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

# Location



## 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.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9693-0932-6320-8983-2922

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