

# 'Hartford Show Home', 4 Second Street, Newtownards, BT23 8AG



Offers Over £250,000

Telephone 02891 800700 www.simonbrien.com



### **KEY FEATURES**

- Stunning Semi-detached home in the highly sought after Rivenwood development, currently used as a fully furnished show home
- Ready for the new owner to simply move into with interior décor sourced by Fultons interiors and a range of high quality bespoke window dressings, blinds and shutters included in the sale
- Bright open plan kitchen, dining to family room with vaulted ceiling and skylight
- Separate lounge with feature wood burning stove
- Three good sized bedrooms including main bedroom with ensuite shower room
- · Main bathroom with separate shower and bath, quality sanitary ware including sink vanity unit
- · Excellent location with ease of access to the Movilla Road, Donagahdee Road and Newtownards town centre

#### **SUMMARY**

Situated in the very desirable Rivenwood development, just off the Movilla Road in Newtownards this property offers the ideal location for the commuter and those who wish to be the edge of Newtownards but still avail of many amenities within close distance including primary schools, shops and main routes to Bangor, Donagahadee and Belfast.

The property is currently used as the fully furnished show home for "The Hartford" style of Semi-detached and has been finished out to a high standard internally with interior design by the well-known Fultons based in Lurgan.

The property offers the new owner the luxury of moving straight in with beautifully finished interior décor already taken care of down to the finer details of high quality bespoke shutters, pelmets and blinds all being included in the sale. The internal layout to the ground floor has been very popular amongst buyers as it includes a good sized lounge with feature wood burning stove and a bright open plan kitchen, dining with bright family room to the rear making this home one that has to be viewed to be appreciated. The first floor offers 3 good sized bedrooms including a master with ensuite shower room and a main bathroom which includes separate shower and bath.

To arrange to view by private appointment please contact our Newtownards office on 02891 800700.







THE PROPERTY COMPRISES:

GROUND FLOOR

KITCHEN/DINING:
15' 7" x 13' 1" (4.75m x 3.99m)

LIVING ROOM: 17' 3" x 12' 1" (5.26m x 3.68m)

FAMILY ROOM: 12' 1" x 11' 1" (3.68m x 3.38m)

**FIRST FLOOR** 

MASTER BEDROOM: 12' 4" x 12' 1" (3.76m x 3.68m)

ENSUITE:

10' 5" x 3' 7" (3.18m x 1.09m)

BEDROOM (2):

14' 1" x 9' 5" (4.29m x 2.87m)





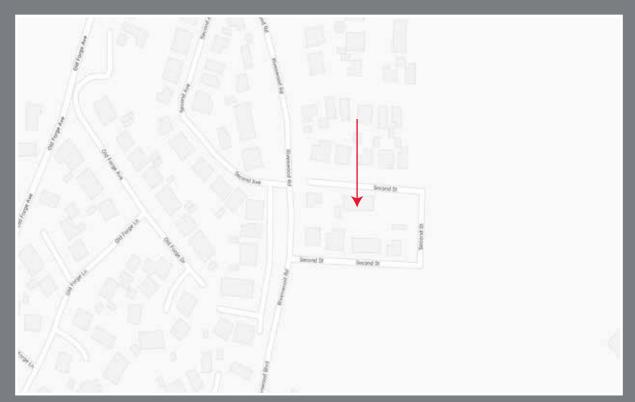


BEDROOM (3): 10' 1" x 9' 1" (3.07m x 2.77m)

BATHROOM: 8' 8" x 6' 5" (2.64m x 1.96m)

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## Location



Movilla 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.

### 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

### **Lettings Department**

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### REF: AW/G/22/SO



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