

simonBRIEN
RESIDENTIAL

'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, Donaghadee 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, Donaghadee 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.



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)



THE PROPERTY COMPRISES:

GROUND FLOOR

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

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

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



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

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: AW/G/22/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	84	84
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0271-3906-0212-9491-9645

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.