

simon**BRIEN**
RESIDENTIAL

6 Second Avenue,
Rivenwood, Newtownards, BT23 8AE



Offers Around £265,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A fantastic, detached family home constructed February 2021
- Built in a most attractive "New England" style of architecture
- Portico style entrance porch leading to entrance hall
- Lounge with inglenook style fireplace and wood burning stove
- All-important downstairs cloakroom
- Open plan luxury fitted kitchen/ dining room, Cream shaker style units and full range of integrated appliances
- Large sunroom with vaulted ceiling and direct access to the rear garden
- Separate utility room in matching units
- Three good sized bedrooms, Bedroom one with luxury ensuite shower room
- Luxury family bathroom comprising traditional style white suite
- Good sized tarmac driveway
- Neat gardens to front and rear laid out in lawns, modern paved patio and fencing
- Gas fired central heating system
- uPVC double glazed windows and rear doors, solid wood front door
- 7 Years remaining on NHBC Guarantee
- Alarm system

SUMMARY

Simon Brien Residential take great pleasure in offering this beautiful, detached home to the open market. Of very recent construction, the sale of 6 Second Avenue provides a rare opportunity to purchase a home which has a quality finish with up to minute energy efficiency credentials and provides superb family living with all mod cons.

Located within the popular Rivenwood development, this particular property was constructed in February 2021, and we feel this deceptive family home is nicely positioned in the area and holds easily managed gardens on a level plot.

The lucky new owners will be able to avail of the excellent shopping facilities, boutiques, coffee shops, pubs, and eateries that Newtownards provides. Commuting to Belfast is very palatable taking around 30 mins, Bangor in roughly 10 mins, Donaghadee in around 12 mins and Newtownards Sailing Club can be reached on only 10 mins for sailing/ water sports enthusiasts.

A fantastic, recently constructed family home, which will surely attract keen levels of interest on the open market. To arrange your viewing appointment please contact our Newtownards branch on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

LED recessed spotlighting, solid wooden door to Entrance Hall.



ENTRANCE HALL:

Polished laminate floor, vertical radiator.



LUXURY CLOAKROOM:

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

LOUNGE:
17' 7" x 12' 1" (5.36m x 3.68m)

Attractive inglenook style fireplace with timber surround, wood burning stove and slate hearth, television and telephone points, triple aspect.



LUXURY OPEN PLAN KITCHEN/DINING:
17' 7" x 11' 8" (5.36m x 3.56m)

White Franke 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, coloured glass splashback, stainless steel extractor hood, integrated double built in oven, microwave, dishwasher and fridge freezer, pull out larder, display cabinets, concealed lighting, LED recessed spotlighting, open to Sun Room.





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

Vaulted ceiling, wood panelling, polished laminate floor, wired for wall mounted TV, uPVC double glazed patio doors to rear garden.

BEDROOM (1):
12' 10" x 10' 11" (3.91m x 3.33m)

Vaulted ceiling, television point.

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, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, extractor fan.



UTILITY ROOM:
7' 3" x 5' 7" (2.21m x 1.7m)

White Franke single drainer stainless steel sink unit with mixer taps, range of high and low level cream shaker style units, Formica roll edge work surfaces, plumbed for washing machine, concealed gas boiler, uPVC double glazed door to side.



FIRST FLOOR

LANDING:
Vaulted ceiling, linen cupboard, access to roofspace.





BEDROOM (2):
11' 8" x 8' 9" (3.56m x 2.67m)



BEDROOM (3):
11' 8" x 8' 5" (3.56m x 2.57m)

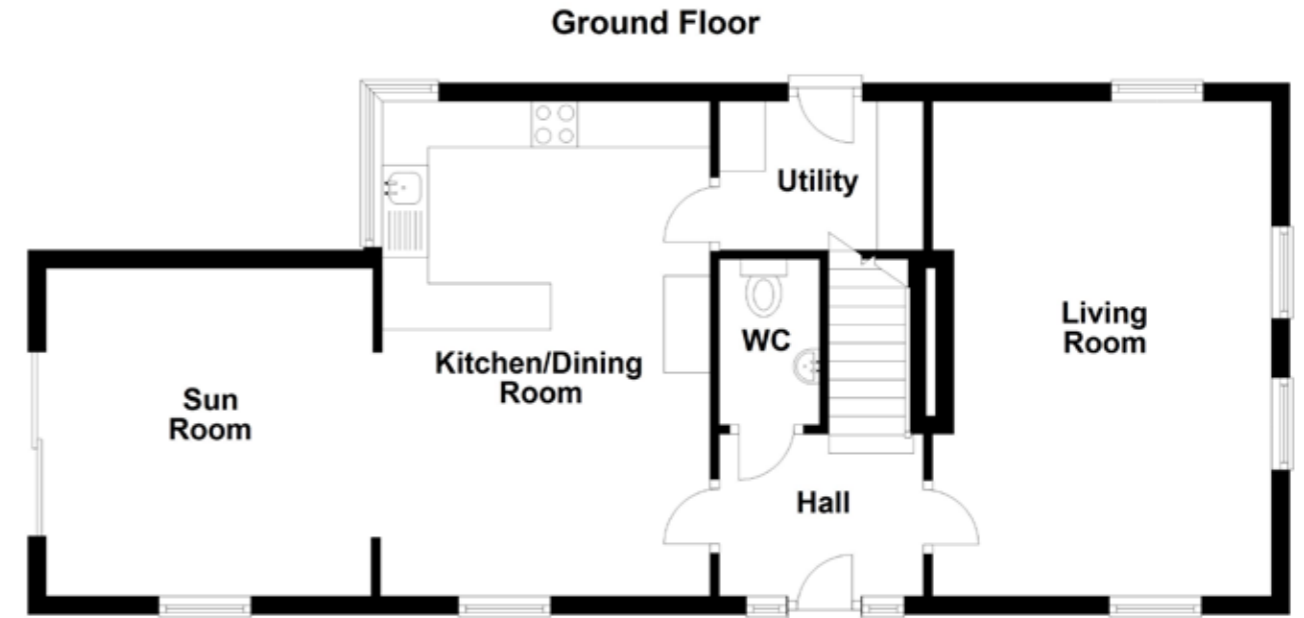


LUXURY BATHROOM:
Traditional style white suite comprising: panelled bath with chrome mixer taps, separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, wall tiling, chrome towel radiator, ceramic tiled floor, extractor fan, LED recessed spot lighting.



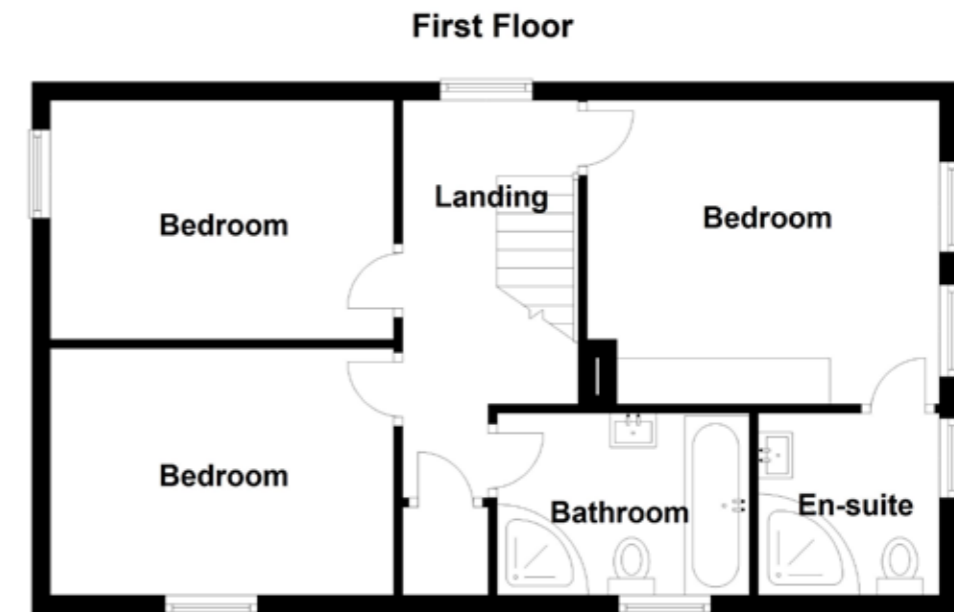
OUTSIDE

Gardens to front and rear laid out in manicured lawns, modern paved patio and path, fencing, outside light, outside water tap, access to side for pedestrians.

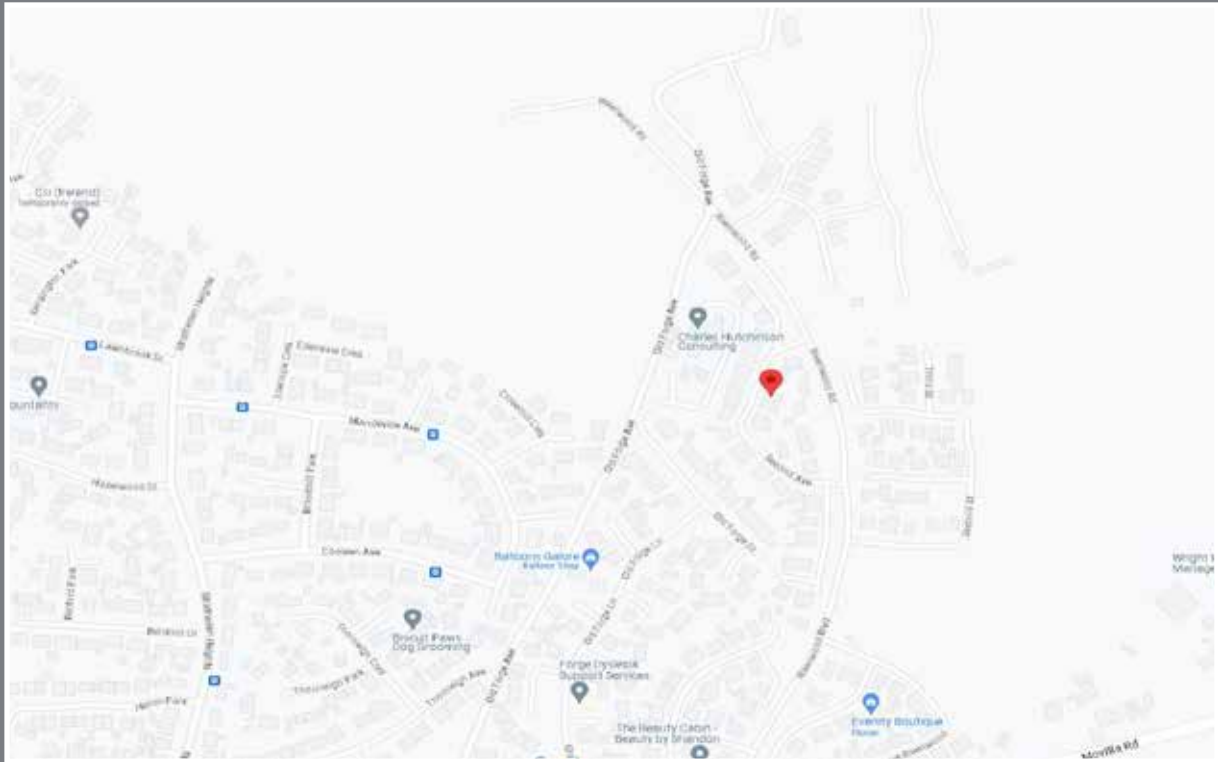


This plan is for illustrative purposes only.
Plan produced using PlanUp.

6 Second Avenue, Newtownards



Location



Turn off the Movilla Road onto Rivenwood Boulevard, continue along to the end and turn left into Second Avenue, No.6 is located on the left hand side.

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: RO/K/23/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		

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