

simon**BRIEN**  
RESIDENTIAL

36 Third Street,  
Rivenwood, Newtownards, BT23 8AH



Offers Around £235,000

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



#### KEY FEATURES

- A beautifully presented semi-detached home
- Constructed 2021
- Located within the popular Rivenwood development
- Appointed to a high standard throughout, showcasing our client's clear eye for interior design
- Open entrance porch
- Entrance hall with laminate flooring
- Lounge providing a dual aspect and feature Inglenook style fireplace with stove
- All-important luxury downstairs cloakroom
- Utility store
- Luxury open plan kitchen/ dining with feature Grey Shaker Style units, island and full range of integrated appliances
- Three great sized bedrooms
- Bedroom one with luxury ensuite facility
- Luxurious family bathroom with walk in shower comprising white suite
- Large corner plot with landscaped gardens to front, side and rear in manicured lawns, patio and 6ft high fencing
- Approached via large tarmac driveway with more than ample off road parking
- Gas fired central heating system
- uPVC double glazed windows and rear doors
- Painted solid wood front door
- Alarm system
- Excellent energy rating: B83

#### SUMMARY

An impressive semi-detached villa presented in a New England exterior style and ideally located within the extremely popular Rivenwood development, just off the Movilla Road. 36 Third Street is a beautiful home positioned just off Second Street and the main Boulevard. The property is neatly set on a large corner site with manicured lawns to the front, side, and rear along with a large modern paved patio, and a high degree of privacy.

Accommodation comprises of: open entrance porch, entrance hall with laminate flooring, luxury kitchen in Grey Shaker Style units, island with breakfast bar and excellent range of integrated appliances, great sized lounge with feature fireplace and wood burning stove, utility store and a luxury downstairs cloakroom. At first floor level, there are three great sized bedrooms, bedroom one with luxury ensuite. There is a luxurious bathroom in a traditional style white suite along with walk in shower cubicle.

Externally this beautiful home is approached via a larger than average tarmac driveway providing ample off road parking, there are landscaped gardens to front, large to side and rear, which catches the sunny weather all day, laid out in manicured lawns, modern paved patio area, 6ft high fencing and feature garden wall.

This really is a property that needs to be viewed internally to be fully appreciated, to arrange your own private viewing appraisal please contact our Newtownards branch on 02891 800700 at your earliest convenience.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### OPEN ENTRANCE PORCH:

LED recessed spotlighting, white solid wood front door.

##### ENTRANCE HALL:

Polished laminate floor.



##### UTILITY STORE:

7' 2" x 2' 11" (2.18m x 0.89m)

Housing for washing machine and tumble dryer, plumbed for washing machine, ceramic tiled floor, LED recessed spotlighting, extractor fan.



##### CLOAKROOM:

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



**LOUNGE:**

**15' 10" x 11' 8" (4.83m x 3.56m)**

Attractive Inglenook style fireplace, wood burning stove, slate hearth, dual aspect, television and telephone point.



**LUXURY OPEN PLAN KITCHEN/LIVING/DINING:**

**19' 0" x 14' 8" (5.79m x 4.47m)**

Black 'Franke' 1.5 tub single drainer sink unit with mixer taps, range of high and low level grey shaker style units, wood effect Formica roll edge work surface, 4 ring gas hob unit, black glass splashback, black extractor hood, built in oven and microwave, integrated fridge freezer and dishwasher, pull out larder, display cabinets, concealed gas boiler, concealed lighting, island and breakfast bar, polished laminate floor, LED recessed spotlighting, extractor fan, uPVC double glazed French doors to rear, wired for wall mounted TV.







**FIRST FLOOR**

**LANDING:**

Access to roofspace, built in robe.

**BEDROOM (1):**

12' 5" x 11' 8" (3.78m x 3.56m)



**BEDROOM (3):**

10' 0" x 9' 2" (3.05m x 2.79m)

Built in robe.



**LUXURY ENSUITE:**

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



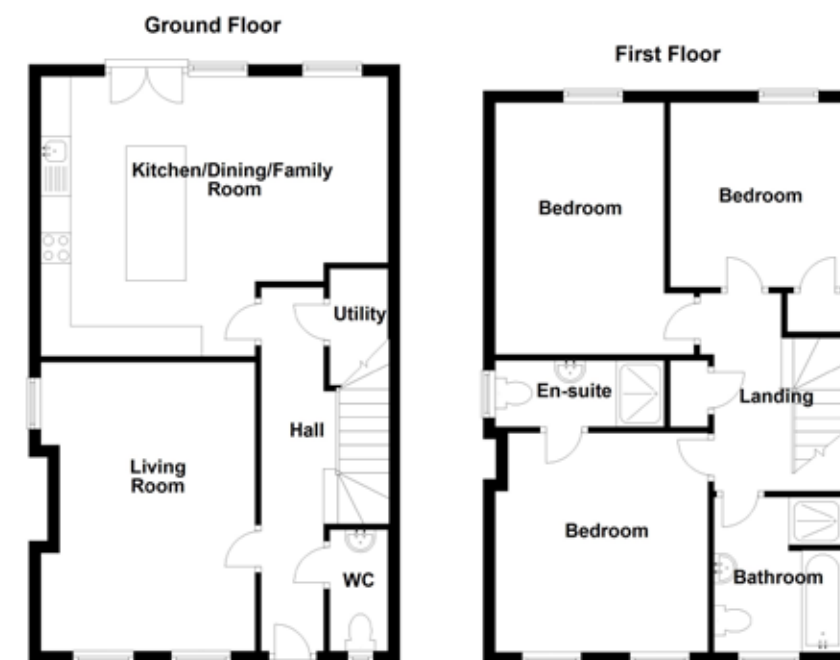
**LUXURY BATHROOM:**

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



**BEDROOM (2):**

14' 0" x 9' 4" (4.27m x 2.84m)



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

36 Third Street, Newtownards

**OUTSIDE**

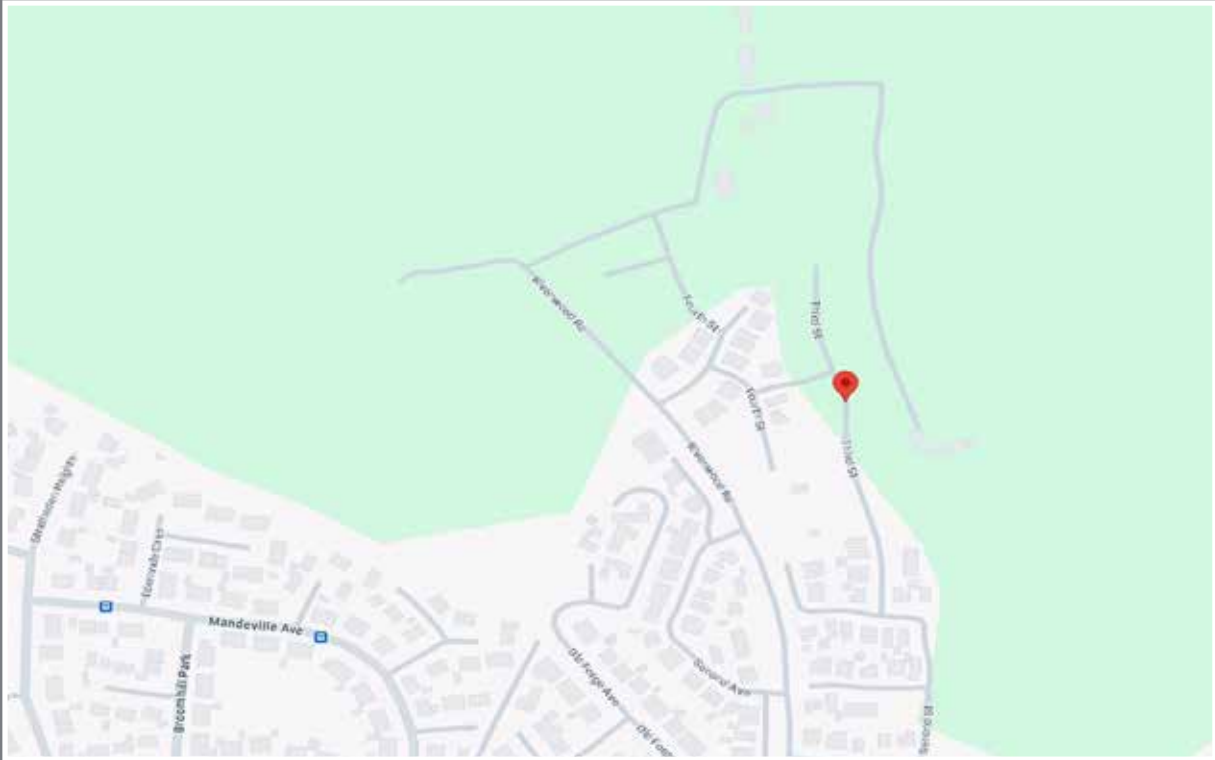
Gardens to front in lawn and paved path, to side in semi enclosed lawns and 6ft fencing, rear garden in semi enclosed lawn, paved patio, 6ft fencing, outside light, outside water tap, feature garden wall.

RATES £1089.00



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# 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

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REF: RO/C/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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