

simonBRIEN
RESIDENTIAL

7 Second Avenue,
Rivenwood, Newtownards, BT23 8AE



Offers Around £275,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A superb "Ashford" style detached bungalow
- Constructed 2021
- Ideally located just off Rivenwood Boulevard at the beginning of a small cul de sac
- Set on a corner plot with gardens to front, side and rear
- Large open plan shaker style kitchen/ dining room open further to Lounge
- Lounge with attractive fireplace and wood burning stove
- Three bedrooms
- Bedroom one with bay window and large ensuite
- Bedroom two with bay window
- Luxury bathroom in traditional White suite
- Gas fired central heating system
- Zoned alarm system
- Ultrafast Fibre optic Broadband
- 9 years remaining on the NHBC buildmark warranty
- Smoke, heat and carbon monoxide detectors
- Gardens laid out in lawn areas, modern paved paths and patio, fencing
- Strong levels of interest are expected.

SUMMARY

An impressive detached bungalow presented in a New England style of architecture, and ideally located within the extremely popular Rivenwood development. No.7 Second Avenue is a beautiful detached bungalow positioned just off the main Boulevard and at the beginning of a small cul de sac. The property offers surrounding gardens to front, side and rear laid out in lawns, large tarmac drive and modern paved patio and paths.

Accommodation comprises of: open entrance porch, entrance hall with laminate floor and wall panelling, extensive open plan kitchen/dining/ living area to the rear with excellent range of Shaker style units, integrated appliances and large window with single door to rear garden, lounge area with feature fireplace and wood burning stove, separate walk in pantry/ utility room. There are three good sized bedrooms, bedroom one has a large ensuite, and a fabulous luxury bathroom services bedroom two and three.

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, double glazed solid wood front door and matching side lights to:

ENTRANCE HALL:

Polished laminate floor, wood panelled walls, cloaks cupboard.

LUXURY FITTED KITCHEN/DINING:

18' 5" x 12' 4" (5.61m x 3.76m)

White 1.5 tub 'Franke' sink unit with mixer taps, excellent range of high and low level shaker style units, wood effect work surfaces, electric induction hob, built in oven, integrated fridge freezer, dishwasher, microwave, larder, concealed gas boiler, glass splashback, concealed lighting, polished laminate floor, LED recessed spotlighting, feature open mock beams, uPVC double glazed door with matching side light to rear garden.



LOUNGE:

14' 9" x 14' 2" (4.5m x 4.32m)

Feature fireplace with wood burning stove, slate hearth, polished laminate floor, television and telephone points, feature mock beams.



UTILITY ROOM:

9' 10" x 2' 9" (3m x 0.84m)

Range of high and low level shaker style units, wood effect work surfaces, plumbed for washing machine, ceramic tiled floor, LED recessed spotlighting, extractor fan.



BEDROOM (1):

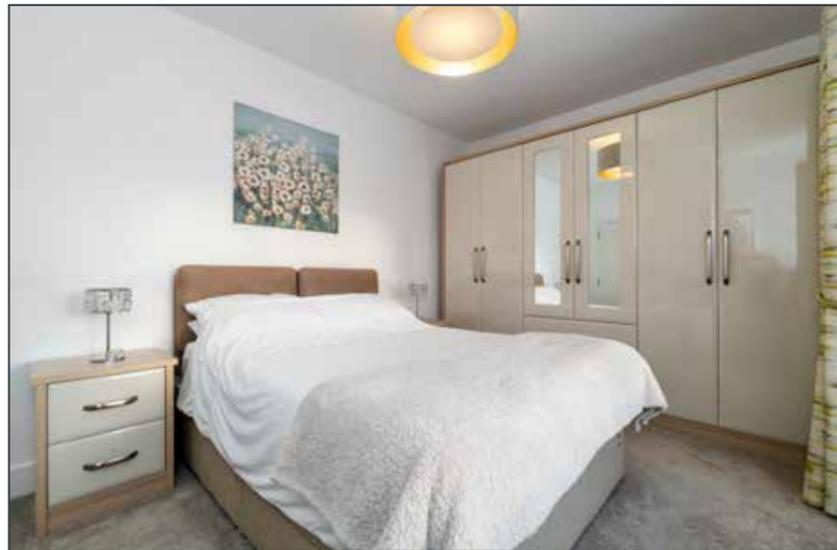
14' 2" x 9' 8" (4.32m x 2.95m)

Feature bay window, television point.

LUXURY ENSUITE:

Modern white traditional style suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower and rain head and telephone hand shower, vanity sink unit with mixer taps, low flush WC, chrome towel radiator, marble effect tile floor, LED recessed spotlights, extractor fan.





BEDROOM (2):
14' 2" x 9' 8" (4.32m x 2.95m)
Feature bay window, television point.



BEDROOM (3):
14' 1" x 7' 8" (4.29m x 2.34m)



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

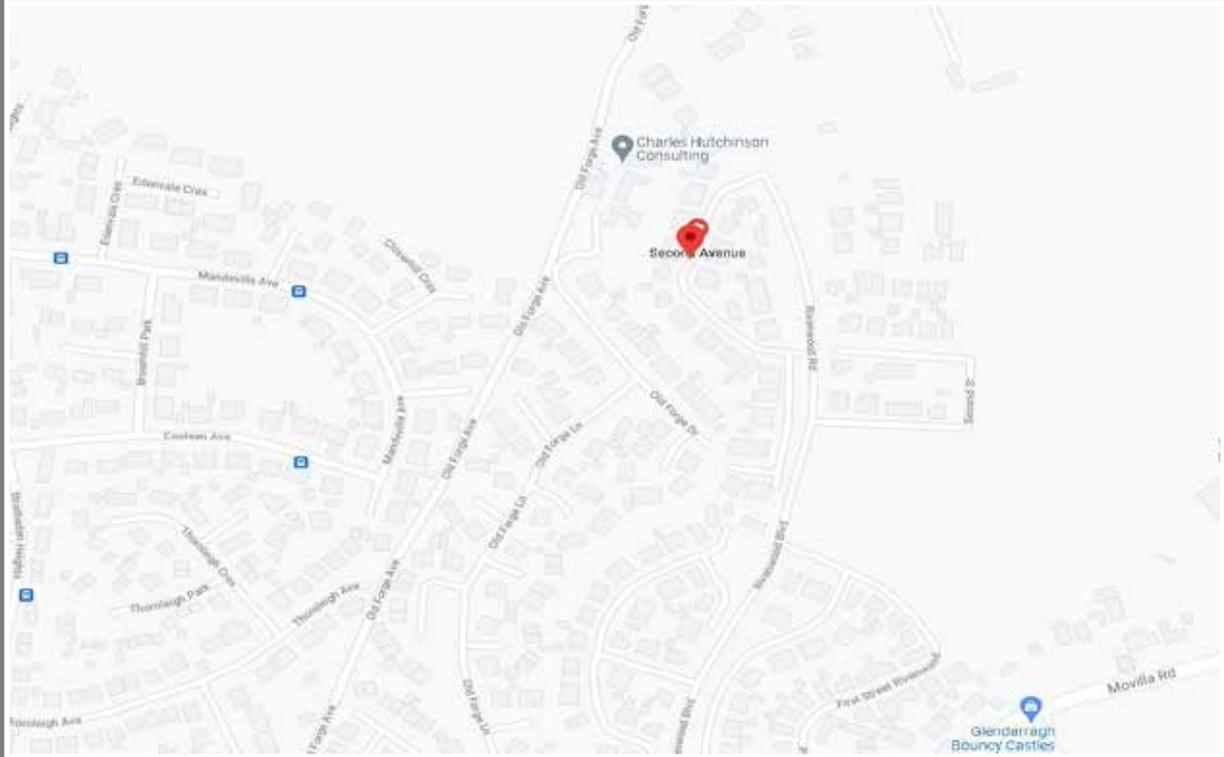


OUTSIDE

Gardens to front side and rear on a level corner plot laid out in manicured lawns, modern paved patio and paths, fencing, outside water tap, outside lights.



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



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/21/AN



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

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