



35 Second Avenue Rivenwood | Newtownards | BT23 8AE

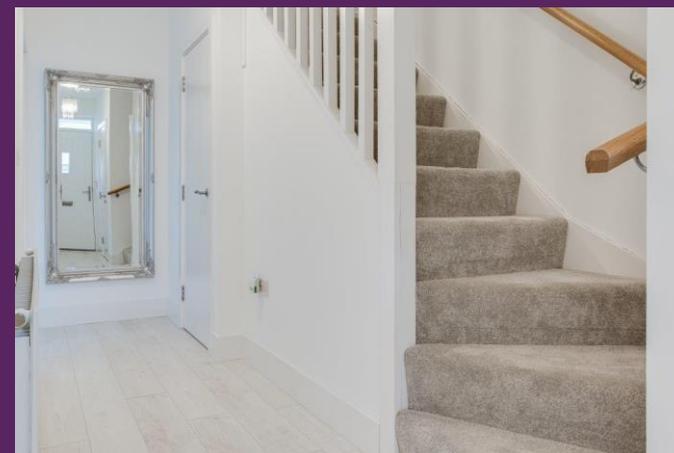
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35 Second Avenue Rivenwood

- * Fabulous semi-detached family home in the popular Rivenwood Development
- * Beautifully presented throughout and ready to move into
- * Living room with feature inglenook fireplace with wood burning stove
- * Fantastic kitchen with integrated appliances open plan to family/dining room
- * Useful utility room
- * Ground floor guest WC
- * Three well-proportioned bedrooms, the master benefitting from an en-suite shower room
- * Contemporary family bathroom with four piece white suite
- * Gas fired central heating & double glazed windows
- * Driveway with parking for 3 cars
- * Front garden laid in lawn
- * Fully enclosed and private south west facing rear garden laid in lawn with paved patio area

Offers Around: £197,500



The Home of Your Dreams!

This is an exceptional semi-detached home that is perfect for growing and established families looking for a stunning property in a convenient location. The property has plenty of downstairs living space that is ideal for family time, entertaining family and friends and for some often needed peace and quiet. The main focal point of the property is undoubtedly the fantastic open plan kitchen and family/dining room where many an hour will be spent. The current vendors have invested time and money in the presentation and finish throughout meaning this is an excellent opportunity for the lucky purchaser to acquire a stunning home in a much sought after development. The chain free nature of this property is an added benefit!

Downstairs comprises of a bright and welcoming entrance hall, a bright living room with feature inglenook fireplace with wood burning stove, the ideal place to curl up on those cooler evenings, a fantastic kitchen with multiple integrated appliances, open plan to the family/dining room with access to the rear garden, making this the perfect place for entertaining family and friends. The downstairs accommodation is completed by a utility room and a useful guest WC. On the first floor there are three well-proportioned bedrooms, the master boasting an en-suite shower room, and a family bathroom with four piece white suite.

Externally, the front garden is laid in lawn and there is a driveway providing parking for 3 cars. The south west facing rear of the property is private and fully enclosed and the garden is laid in lawn, providing plenty of space for the children and their toys. There is also a paved patio area providing plenty of space for the children to play while you relax and enjoy the surroundings with a glass of wine.

Second Avenue Rivenwood is situated in the highly sought after Rivenwood development in Newtownards and every amenity is on your doorstep. There are a number of primary and secondary schools nearby and with easy access to the town centre, Bangor and commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Solid wood door to...

ENTRANCE HALL: Laminate wooden flooring.

LIVING ROOM: (4.84m x 3.61m) Large inglenook fireplace with wood burning stove and tiled hearth. Wooden mantle.

KITCHEN: (4.48m x 3.58m) Range of high and low level units with wood effect work surfaces, 1 ½ bowl Franke composite sink unit with mixer tap, 4 ring gas hob, extractor hood, built-in single oven, integrated microwave, integrated fridge/freezer, integrated dishwasher. Feature lighting, laminate wooden flooring. French doors to the rear garden. Open plan to...

FAMILY/DINING ROOM: (3.37m x 2.28m) Recessed lighting, laminate wooden flooring.

GUEST WC: Two piece white suite comprising low flush WC and floating wash hand basin. Feature wood wall panelling. Tiled floor. Extractor fan.

UTILITY ROOM: High and low level units. Wood effect work surfaces. Plumbed for washing machine. Space for tumble dryer. Recessed lighting. Tiled floor. Extractor fan. Cloaks space.

FIRST FLOOR

LANDING: Storage cupboard.

MASTER BEDROOM: (3.82m x 3.61m)

EN-SUITE SHOWER ROOM: Three piece white suite comprising large fully tiled shower cubicle with plumbed shower unit, vanity unit with wash hand basin and low flush WC. Stainless steel heated towel rail. Recessed lighting. Tiled floor and extractor fan.

BEDROOM (2): (4.75m x 2.92m)

BEDROOM (3): (3.08m x 2.79m)

FAMILY BATHROOM: Four piece white suite comprising panelled bath, separate fully tiled shower cubicle with plumbed shower unit, vanity unit with wash hand basin and low flush WC. Stainless steel heated towel rail. Recessed lighting. Tiled floor, part tiled walls, extractor fan.

OUTSIDE

Front garden laid in lawn. Tarmac driveway with parking for 3 cars.

Fully enclosed south west facing rear garden laid in lawn with feature paved patio area. Outside light. Water tap.



2 Innotec Drive, Bangor, County Down, BT19 7PD

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