

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**51 SECOND AVENUE,
RIVENWOOD,**

OFFERS AROUND £209,950

Built by the award winning Fraser Houses, this exceptional end townhouse is located within a quiet residential street within the popular Rivenwood development. The current vendors have excellent attention to detail, and the presentation and finish within the property allow any potential buyers the possibility of an effortless move with little to do.

On entering the home, the entrance hall leads to a beautifully quaint downstairs wc and an open plan kitchen, living, dining area with an attractive wood burning stove. The kitchen has an excellent range of high and low level units with integrated appliances and feature glazed units.

The second floor offers two good sized bedrooms, both with ensuite. Externally there is four off street parking spaces to the side and a fully enclosed rear garden in artificial lawn with attractive paved patio area for entertaining in those Summer months.

In addition to its many appealing features this beautifully maintained property has 5 years NHBC Warranty remaining and we highly recommend viewing at your earliest convenience of this exceptional home.



Key Features

- Beautiful End Townhouse Within The Popular Rivenwood Development
- Attractive Kitchen With Range Of Integrated Appliances
- Two Double Bedrooms, Both With Ensuites
- Excellent Off Street Parking To Side And Fully Enclosed Rear Garden
- Open Plan Living Area With Feature Fireplace And Wood Burning Stove
- Gas Fired Central Heating and PVC Double Glazed Windows
- Downstairs Guest W.C And Under Staircase Storage
- 5 Years Remaining on the NHBC Warranty



Accommodation

Comprises:

Entrance Hallway

Wood laminate flooring.

Guest W.C

White suite comprising low flush w/c, wall mounted sink, tiled splash back, extractor fan and ceramic tiled floor.

Kitchen

8'2" x 11'6"

Modern range of high and low level units, wood laminate worktops, inset sink with mixer tap and drainer, integrated appliances to include, dish washer, fridge freezer, four ring gas hob, oven, microwave, wood laminate flooring, recessed spotlights and larder cupboard. Open to-

Lounge/Dining Room

15'3" x 19'4"

Wood laminate flooring, wood burning stove with wooden mantle and tiled hearth, space for informal dining, under staircase storage plumbed for washing machine and access to rear garden.

First Floor

Landing

Access to fully floored roof space via slingsby type ladder.

Bedroom 1

16'8" x 9'3"

Double bedroom, built in wardrobes and recessed spotlights.

En-suite

Modern white suite comprising, paneled bath with overhead rainfall shower and glass shower screen, vanity unit with storage and mixer tap, low flush w/c, part paneled walls, recessed spotlights, extractor fan and tiled floor.

Bedroom 2

9'3" x 11'8"

Double bedroom.

En-suite

Modern white suite comprising, walk in shower with sliding glass doors, vanity unit with storage and mixer tap, low flush w/c, part paneled walls, recessed spotlights, extractor fan and tiled floor.

Outside

Front & Side - Area in lawn, paved walkway and designated parking for four vehicles.

Rear - Fully enclosed with tiled patio area, area in lawn, enclosed storage, outside tap and light and shed with overhang.



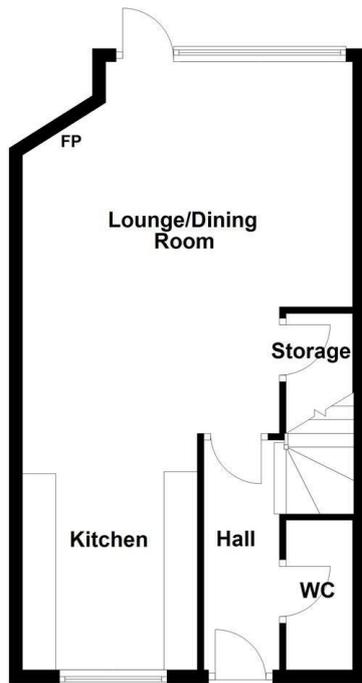




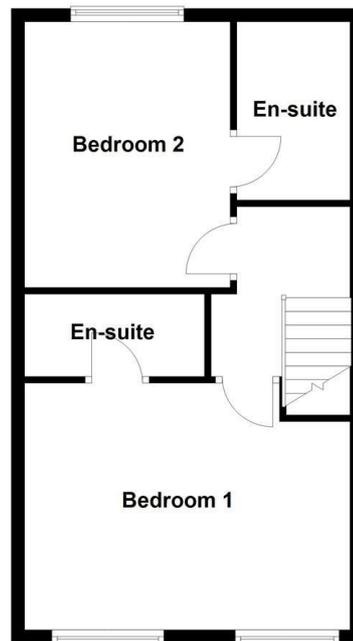




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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ANDERSONSTOWN
028 9060 5200

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