

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

**028 91811444**

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 THIRD STREET  
RIVENWOOD,**

**OFFERS AROUND £214,950**



Built by the award-winning Fraser Houses, this impressive end townhouse sits on a quiet residential street in the sought-after Rivenwood development. Designed and finished with exceptional attention to detail, the home is beautifully presented, offering buyers the chance of a seamless move with little to do.

The entrance hall opens to a charming ground floor WC and a spacious open-plan kitchen, living, and dining area, centred around a stylish wood-burning stove. The kitchen features an excellent range of high and low-level units, integrated appliances, and attractive glazed display cabinetry, creating both practicality and visual appeal.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for a variety of needs.

Externally, a tarmac driveway provides off-street parking, while the landscaped rear garden boasts a paved patio, perfect for entertaining or relaxing during the warmer months.

Adding to its appeal, this home comes with the benefit of seven years remaining on the NHBC Warranty. Meticulously maintained and thoughtfully finished, it represents a rare opportunity in one of the area's most popular developments. Early viewing is highly recommended to fully appreciate all this exceptional property has to offer.



## Key Features

- Beautiful End-Townhouse Within The Popular Rivenwood Development
- Modern Kitchen With Range Of Integrated Appliances
- Downstairs Guest W.C And Under Staircase Storage
- Large Tarmac Driveway For Multiple Vehicles And Low Maintenance Rear Garden
- Open Plan Living Area With Attractive Wood-Burning Stove
- Three Bedrooms, One Currently Used As A Large Walk In Wardrobe
- Gas Fired Central Heating and PVC Double Glazed Windows
- Seven Years Remaining on the NHBC Warranty



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring.

#### Guest W.C

White suite comprising low flush w/c, wall mounted sink, tiled splashback, extractor fan, part wood panelled walls and ceramic tiled floor.

#### Kitchen

Modern range of high and low level units with wood laminate worktops, inset ceramic sink unit with mixer tap and built in drainer, integrated appliances to include; dishwasher, fridge freezer, four ring gas hob, mid-level oven, stainless steel extractor hood and microwave, feature glazed units, wood laminate flooring, recessed spotlights and larder cupboard. Open to-

#### Lounge/Dining Room

Wood laminate flooring, wood-burning stove with tiled hearth and wooden mantle and space for dining area. Understairs storage, plumbed for washing machine. Access to rear garden.

#### First Floor

#### Landing

Access to fully floored roof space via slingsby type ladder.

#### Bedroom 1

Double bedroom and recessed spotlights.

#### Bedroom 2

Double room.

#### Bedroom 3

Built in robes.

#### Bathroom

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

#### Outside

Front & Side - Area in lawn, paved walkway and tarmac driveway for multiple vehicles.  
Rear - Fully enclosed rear garden with patio area, area in lawn, space for shed, outside tap and light.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)













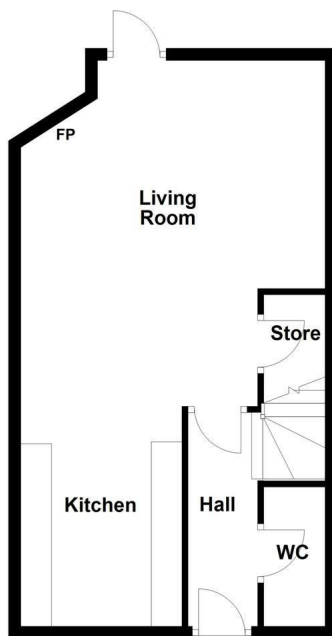




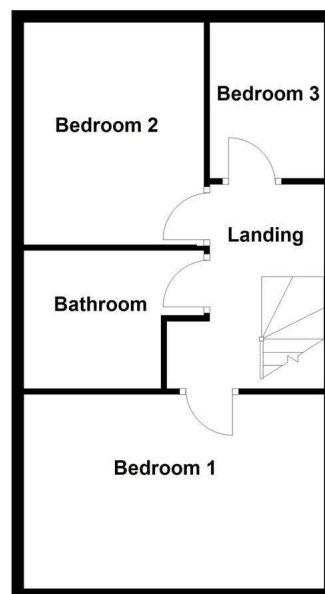




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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028 9060 5200

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