

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 SECOND AVENUE,
RIVENWOOD,**

OFFERS AROUND £265,000

Situated within the popular Rivenwood development in Newtownards, 39 Second Avenue is a beautifully presented three bedroom semi-detached home, constructed six years ago and finished to a high modern standard throughout. Benefiting from gas fired central heating and uPVC double glazed windows, this stylish home offers contemporary living in a highly sought-after location.

The accommodation comprises a welcoming entrance hall with wood laminate flooring, leading to a bright living room featuring a striking inglenook fireplace with wood burning stove, tiled hearth and wooden mantle. To the rear, the modern kitchen is fitted with an excellent range of high and low level units, integrated appliances and a central island, and opens seamlessly into a family/dining area with French doors to the rear garden. A separate utility room and a stylish guest WC complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with ensuite shower room. The family bathroom is finished with a contemporary white suite, including both a panelled bath and separate fully tiled shower cubicle.

Externally, the property benefits from a front garden laid in lawn and a tarmac driveway providing parking for multiple vehicles. The enclosed South West facing rear garden is ideal for entertaining, featuring a paved patio area along with outside lighting, tap and power, and a shed with power supply.

This superb home is ideal for first time buyers, young families or those seeking a modern, low maintenance property within a popular and convenient development.



Key Features

- Beautifully presented three bedroom semi-detached home in the popular Rivenwood development
- Bright living room with feature inglenook fireplace and wood burning stove
- Separate utility room and stylish ground floor guest WC
- Gas fired central heating and uPVC double glazed windows for energy efficiency
- Built approximately six years ago and finished to a high modern standard throughout
- Contemporary kitchen with island unit, integrated appliances and open plan family/dining area with French doors
- Three well-proportioned bedrooms including principal with modern ensuite shower room
- Enclosed South West facing rear garden with patio, outdoor power, lighting and shed with power supply



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Living Room

15'10 x 11'9

Large inglenook fireplace, wood burning stove with tiled hearth and wooden mantle.

Kitchen

14'8 x 11'8

Modern 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, stainless steel extractor hood, built-in single oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, Island unit with cupboard storage, recessed spotlighting, wood laminate flooring, french doors to the rear garden. Open plan to:

Family/ Dining Room

11'0 x 7'6

Wood laminate flooring.

Guest WC

Modern white suite comprising low flush wc, semi pedestal wash hand basin, feature wood wall panelling, tiled floor, extractor fan.

Utility Room

Range of high and low level units, wood effect work surfaces, integrated washer/dryer, recessed spotlighting, tiled floor, extractor fan, cloak space.

First Floor

Landing

Storage cupboard. Access to floored roofspace via slingsby type ladders.

Bedroom 1

12'6 x 11'10

En-Suite Shower Room

Modern white suite comprising large fully tiled shower cubicle with plumbed shower unit, vanity unit with wash hand basin and mixer tap, low flush wc, stainless steel heated towel rail, recessed spotlighting, tiled floor, extractor fan.

Bedroom 2

13'11 x 9'6

Bedroom 3

12'4 x 9'2

Bathroom

Modern white suite comprising panelled bath, separate fully tiled shower cubicle with plumbed shower unit, vanity unit with wash hand basin and mixer tap, low flush wc, stainless steel heated towel rail, recessed spotlighting, tiled floor, part tiled walls, extractor fan.

Outside

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

Rear enclosed South West facing garden laid in lawn, feature paved patio area, outside light, outside tap, outside power socket, shed with power supply.

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



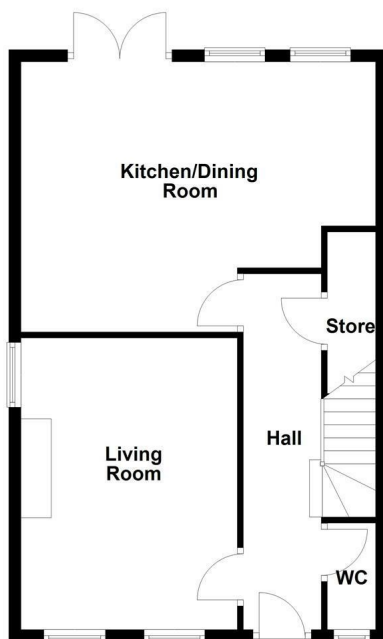




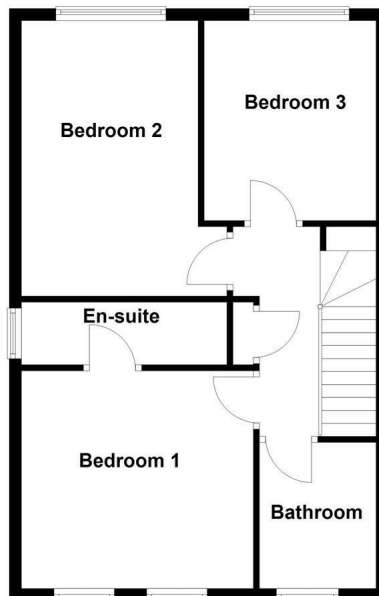




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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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