

# For Sale

SimonBrien

Asking Price: £185,000



24 Second Avenue,  
Rivenwood,  
Newtownards,  
BT23 8AE

[simonbrien.com](http://simonbrien.com)





## KEY FEATURES

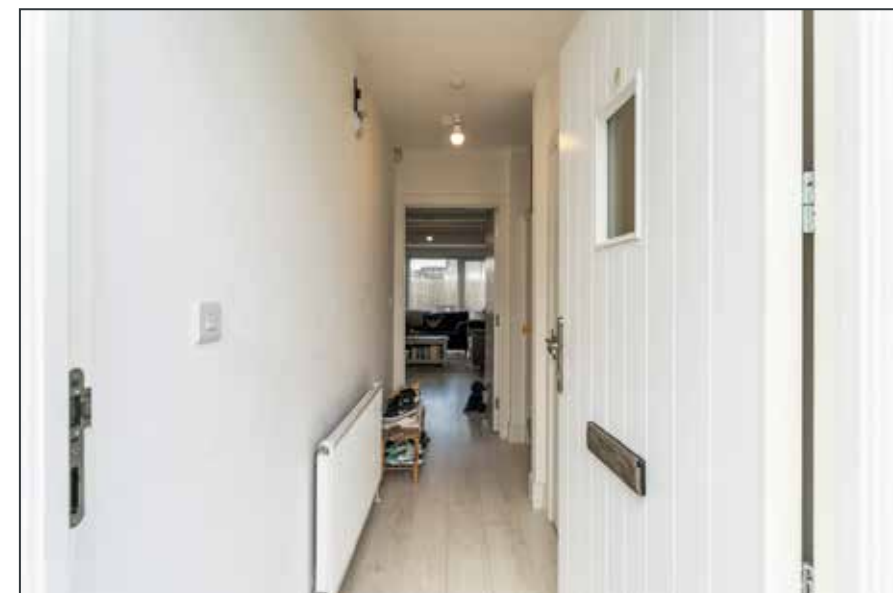
- A well-presented end townhouse
- Constructed in 2022 with a New England style of architecture
- Downstairs cloakroom with white suite
- Living area with attractive fireplace and wood burning stove
- Luxury open plan kitchen/ dining/ living, integrated appliances, and French door to rear garden
- Downstairs utility store
- Two good sized bedrooms, both with luxury ensuite
- Large tarmac driveway with off road parking for up to three cars
- Gardens to front
- Ample rear garden enjoying afternoon and evening sunshine, laid out in lawns, paved patio and fencing
- Gas fired central heating system
- uPVC double glazed windows and rear doors
- Alarm system

## SUMMARY

Offering for sale this superb end townhouse, which is ideally located in the extremely popular development of Rivenwood and presents an opportunity to purchase a property within one of the most successful developments in County Down. The sale of this property provides all the benefits of purchasing a property having only been constructed a few years ago.

Located on the cusp of the busy Newtownards town centre, and close to a full range of local amenities and schooling options, and is likely to attract first time buyers, and those seeking to right size.

We recommend viewing to appreciate the level of finish throughout. For more details, please contact our Newtownards branch on 02891 800700 to arrange.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

Entrance door.

### ENTRANCE HALL:

Wood laminate floor.



### CLOAKROOM:

Low flush WC, pedestal wash hand basin, ceramic tiled floor.



### KITCHEN:

**10' 8" x 8' 3" (3.25m x 2.51m)**

Full range of high and low level units, 1.5 tub sink unit with mixer taps, dishwasher, fridge freezer, 4 ring gas hob, stainless steel extractor canopy over, eye level oven, wood laminate floor. Open to Living Room.

### LIVING ROOM:

**19' 0" x 15' 4" (5.79m x 4.67m)**

Cast iron wood burning stove, wood laminate floor, French doors to rear.

**Telephone 02891 800700**  
www.simonbrien.com





#### **UNDER STAIRS STORAGE:**

Plumbed for washing machine, gas boiler.

#### **FIRST FLOOR**





**BEDROOM (1):**  
15' 5" x 9' 7" (4.7m x 2.92m)



**BATHROOM:**  
Panelled bath with mixer taps and overhead rain shower, vanity sink unit, low flush WC, ceramic tiled floor, chrome towel radiator.



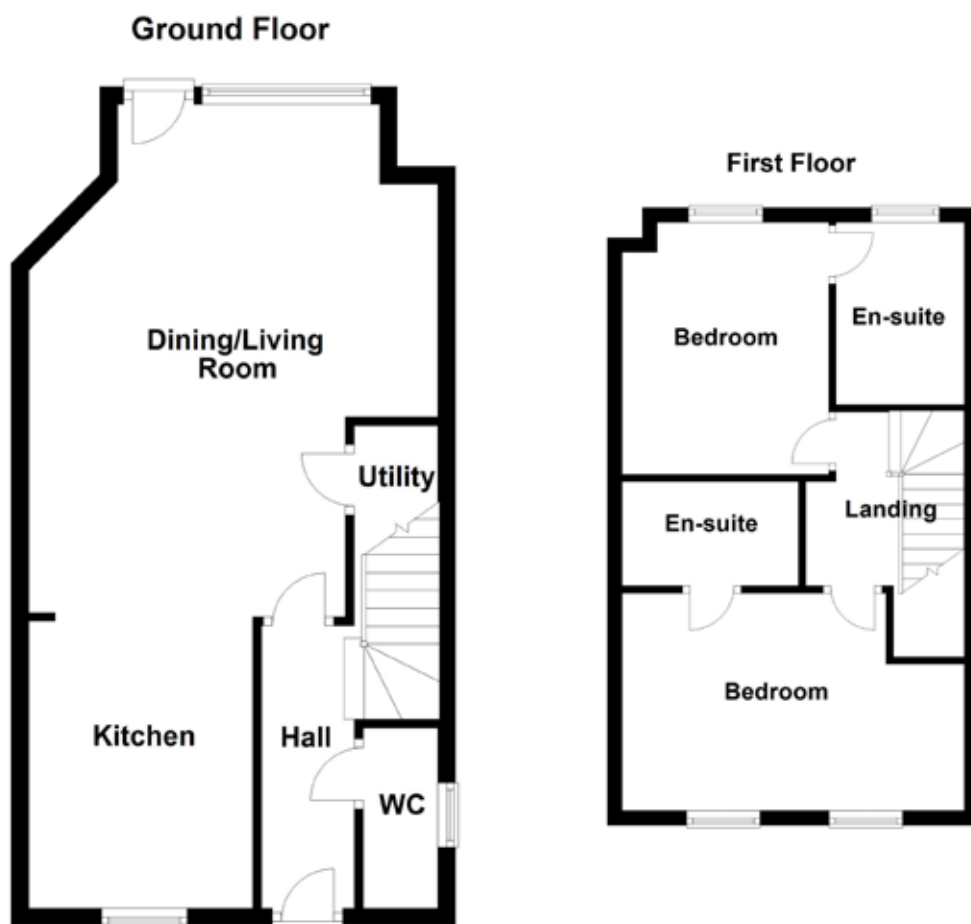
**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle, overhead rain shower, vanity sink unit with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor.



**OUTSIDE**  
To the rear is a paved patio enjoying afternoon and evening sun. To the side is a driveway with ample parking.



**BEDROOM (2):**  
12' 0" x 9' 4" (3.66m x 2.84m)



## VALUER

**Samuel Dickey**

Simon Brien - Newtownards  
17 High Street, Newtownards,  
Co. Down, BT23 4XS

T: 028 9180 0700

E: newtownards@simonbrien.com

## MORTGAGE ADVICE

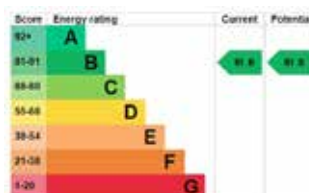
For free independent advice on  
mortgages talk to

**Crawford Mulholland**  
503 Lisburn Road, Belfast,  
Co. Antrim, BT9 7EZ

T: 028 9066 5544

E: office@crawfordmulholland.com

**SimonBrien**



**simonbrien.com**

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.