



16 Second Avenue | Newtownards | BT22 8AE

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16 Second Avenue

- * Fabulous detached bungalow in the very popular Rivenwood Development
- * Immaculately presented throughout and ready to move into
- * Fantastic living/dining room open to the kitchen with feature fireplace and wood burning stove
- * Excellent kitchen with integrated appliances and access to the rear garden
- * Useful utility room
- * 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 two cars
- * Front garden laid in lawn and extensive side garden laid in lawn
- * Fully enclosed and private rear garden laid in lawn with feature paved patio area

Offers Over: £275,000



Bungalow Bliss!

This is an exceptional detached bungalow that is perfect for growing and established families or those downsizing and looking for a stunning property in a convenient location. Set on an enviable bright, corner plot, the property has plenty of 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/living/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 accommodation comprises a bright and welcoming entrance hall, three well-proportioned bedrooms, the master boasting an en-suite shower room, and a family bathroom with four piece white suite. To the rear of the property is an exceptional open plan living room with feature inglenook fireplace with wood burning stove, the ideal place to curl up on those cooler evenings, and a fantastic kitchen with multiple integrated appliances. This space includes an open plan dining area and with floor to ceiling windows and access to the landscaped rear garden, this the perfect place for entertaining family and friends. The accommodation is completed by a useful utility room.

Externally, the front and extensive side gardens are laid in lawn and there is a driveway providing parking for two cars. The rear of the property is private and fully enclosed and has been lovingly landscaped to include a spacious paved patio area with remote controlled awning to provide perfect shade on those hotter days, feature raised beds and a lawn area. There is also a large shed with attached covered area, ideal for a hot tub to ensure use year round! There is plenty of space for the children to play while you relax and enjoy the surroundings with a glass of wine.

Second Avenue 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	81 B	81 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. Cloaks cupboard. Access to fully floored roofspace with light via Slingsby style ladder.

LIVING ROOM: (4.53m x 4.32m) Laminate wooden flooring. Large fireplace with painted wooden surround and granite hearth and wood burning stove. Feature ceiling beams. Open plan to...

KITCHEN/DINING ROOM: (5.58m x 3.77m) Range of high and low level co-ordinating units with laminate work surfaces, 1 ½ bowl composite sink unit with mixer tap and concealed kitchen bin storage under, 5 ring gas hob with glass splashback, stainless steel extractor hood, built-in eye level single oven, integrated microwave, integrated fridge/freezer, integrated dishwasher. Vertical radiators, under counter lighting, recessed lighting,

laminate wooden flooring, painted ceiling beams. Feature floor to ceiling windows with door to rear garden.

UTILITY ROOM: High and low level units. Plumbed for washing machine, vented for tumble dryer. Recessed lighting. Tiled floor.

MASTER BEDROOM: (4.11m x 2.98m into bay)

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

BEDROOM (2): (4.14m x 2.97m into bay)

BEDROOM (3): (3.63m x 2.33m)

FAMILY BATHROOM: Four piece contemporary white suite comprising panelled bath with telephone handheld shower, separate fully tiled corner 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 with paved pathways. Tarmac driveway with parking for 2 cars.

Side garden laid in lawn with shrubs.

Fully enclosed landscaped rear garden laid in lawn with a feature paved patio area and feature raised beds. Solar lighting. Remote controlled awning. Large shed with power and attached covered area. Outside light. Water tap. Gate to side garden. Gate to driveway.



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