

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 SECOND STREET,
RIVENWOOD,**

OFFERS OVER £299,950

Located in the popular Rivenwood Development in Newtownards, this immaculate detached property benefits from uninterrupted views over the green space and is within walking distance to the children's play area. The property is only four years old, with six years remaining on the NHBC warranty.

The current owners have decorated to an extremely high standard and the result is a high end finish with space and light throughout.

The ground floor comprises guest wc, living room, kitchen/dining room, sunroom and utility room. The first floor has three bedrooms, master with ensuite shower room, family bathroom and a storage area.

The home sits on a private site with beautiful views and is surrounded by landscaped gardens which include an enclosed entertaining area and sections of lawn. In addition there is a tarmac driveway and a detached garage with power and light.

We recommend viewing this stunning house at your earliest convenience.



Key Features

- Beautifully Presented, Detached Home In The Popular Rivenwood Development
- Three Good Sized Bedrooms, Master With Luxury Ensuite Shower Room
- Modern Kitchen With A Great Range Of Integrated Appliances And Breakfast Bar
- Landscaped Gardens With Paved Entertaining Area And Areas In Lawn
- Built Four Years Ago, With Six Years Remaining on The NHBC Warranty
- Two Reception Areas, One With Wood Burning Stove And One Open From Kitchen/Dining
- Family Bathroom With White Suite And Ground Floor Guest WC
- Uninterrupted Views Over The Green Space And Close To Childrens Play Area
- Gas Fired Central Heating And uPVC Double Glazed Windows



Accommodation

Comprises:

Entrance Hall

Panelled walls, wall mounted radiator, wood laminate flooring.

Guest WC

White suite comprising low flush wc, wall mounted wash hand basin with tiled splashback, panelled walls, tiled flooring, extractor fan.

Living Room

19'1 x 12'1

Inglenook style fireplace with slate hearth, wood burning stove and painted wooden surround and mantle, panelled walls, dual aspect views.

Kitchen/Dining Room

18'1 x 11'1

Luxury range of high and low level units, laminate work surfaces and upstands, integrated four ring gas hob with glass splashback and stainless steel extractor fan, integrated "Candy" oven and microwave, integrated fridge, integrated freezer, one and a quarter sink with mixer tap and built in drainer, pull out larder unit, integrated dishwasher, breakfast bar area, recessed spotlighting, wood laminate flooring, beams, space for dining.

Utility Room

7'1 x 7'0

Luxury range of low level units, laminate worksurfaces and upstands, "Franke" sink with built in drainer and mixer tap, tiled flooring, integrated washing machine, panelled walls, extractor fan, door to driveway.

Sunroom

12'1 x 11'1

Full height window, dual aspect view, wood panelled walls with slate feature wall, wood laminate flooring, pitched ceiling, beams.

First Floor

Landing

Hot-press with storage, access to roofspace, panelled walls, pitched ceiling.

Master Bedroom

13'2 x 11'0

Pitched ceiling, wall mounted radiator, panelled walls, wood laminate flooring, ensuite.

Ensuite

White suite comprising low flush wc, vanity unit with sink, storage and mixer tap, corner shower enclosure with overhead waterfall shower head and glazed doors, tiled flooring, part tiled walls. chrome wall mounted radiator, recessed spotlighting, extractor fan.

Bedroom 2

11'1 x 8'1

Wood laminate flooring.

Bedroom 3

11'1 x 8'1

Wood laminate flooring.

Bathroom

White suite comprising low flush wc, panelled bath with telephone hand shower set, vanity unit with sink, storage and mixer tap, corner shower enclosure with overhead waterfall shower head and glazed doors, tiled flooring, part tiled walls, recessed spotlighting, extractor fan.

Outside

Front: Paved walkway with area in lawn, views over nature area, feature soffit lighting, outside sockets, painted fencing.

Side and Rear: Paved entertaining area, area in lawn, outside sensor lights, outside tap, fully enclosed, painted fencing, tarmac driveway for multiple vehicles, access to garage.

Garage

19'8 x 9'5

Roller door, power and light.



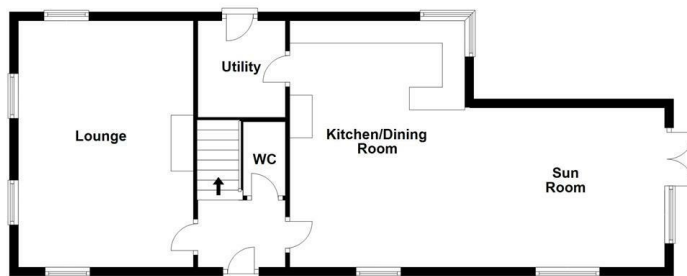




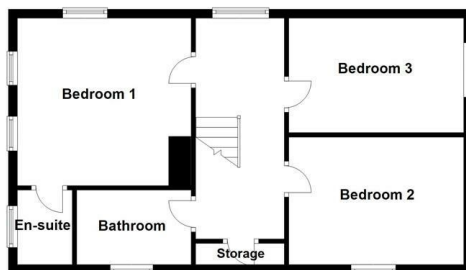




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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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