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20 Third Street

Rivenwood
BT23 8AH

Offers In Region Of £195,000

20 THIRD STREET, RIVENWOOD, BT23 8AH

- Recently constructed Townhouse in a sought-after development
- Three bedrooms
- Lounge / dining area with wood burning stove
- Bespoke kitchen with integrated appliances
- Bathroom and ground floor cloak room
- Beautifully presented throughout
- Enclosed rear garden and driveway
- Gas fired central heating and double glazed windows
- Ideal opportunity for a first time buyer or purchaser hoping to downsize
- Contact the office to arrange your viewing



Property Description

This recently constructed Townhouse is beautifully presented throughout and benefits from a spacious open plan lounge / dining area with wood burning stove. The bespoke kitchen includes integrated appliances. The ground floor also includes a cloak room and utility space. The three bedrooms are well-proportioned and complemented by a bathroom.

Outside you'll find an enclosed rear garden and patio area and a driveway to the front with parking for two cars. Rivenwood continues to be a much sought-after development on the periphery of Newtownards providing easy access to the town centre, shops, schools and transport links.

This is a great opportunity for a first time buyer or purchaser hoping to downsize.

Contact the office to arrange your viewing.





Property Comprise s

ENTRANCE HALL

Wood laminate floor; single panel radiator.

LOUNGE / DINING AREA 10' 2" max x 15' 4" max (3.1m x 4.67m)

Feature wood burning stove; built-in storage cupboard with gas boiler, plumbing for washing machine and a complementary work surface; two double panel radiators; wood laminate floor; access to rear garden; open plan to kitchen.

KITCHEN 10' 7" x 8' 2" (3.23m x 2.49m)

Excellent range of high and low level units with drawers and complementary work surfaces; four ring stainless steel gas hob; integrated electric oven and microwave; integrated fridge / freezer; integrated dishwasher.





CLOAK ROOM

White suite comprising of a low flush WC; free-standing wash hand basin; tiled floor; single panel radiator.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 15' 4" x 8' 10" (4.67m x 2.69m)

Double panel radiator.

BEDROOM 2 11' 10" x 9' 0" (3.61m x 2.74m)

Double panel radiator.



BEDROOM 3 8' 10" x 6' 10" (2.69m x 2.08m)

Single panel radiator.

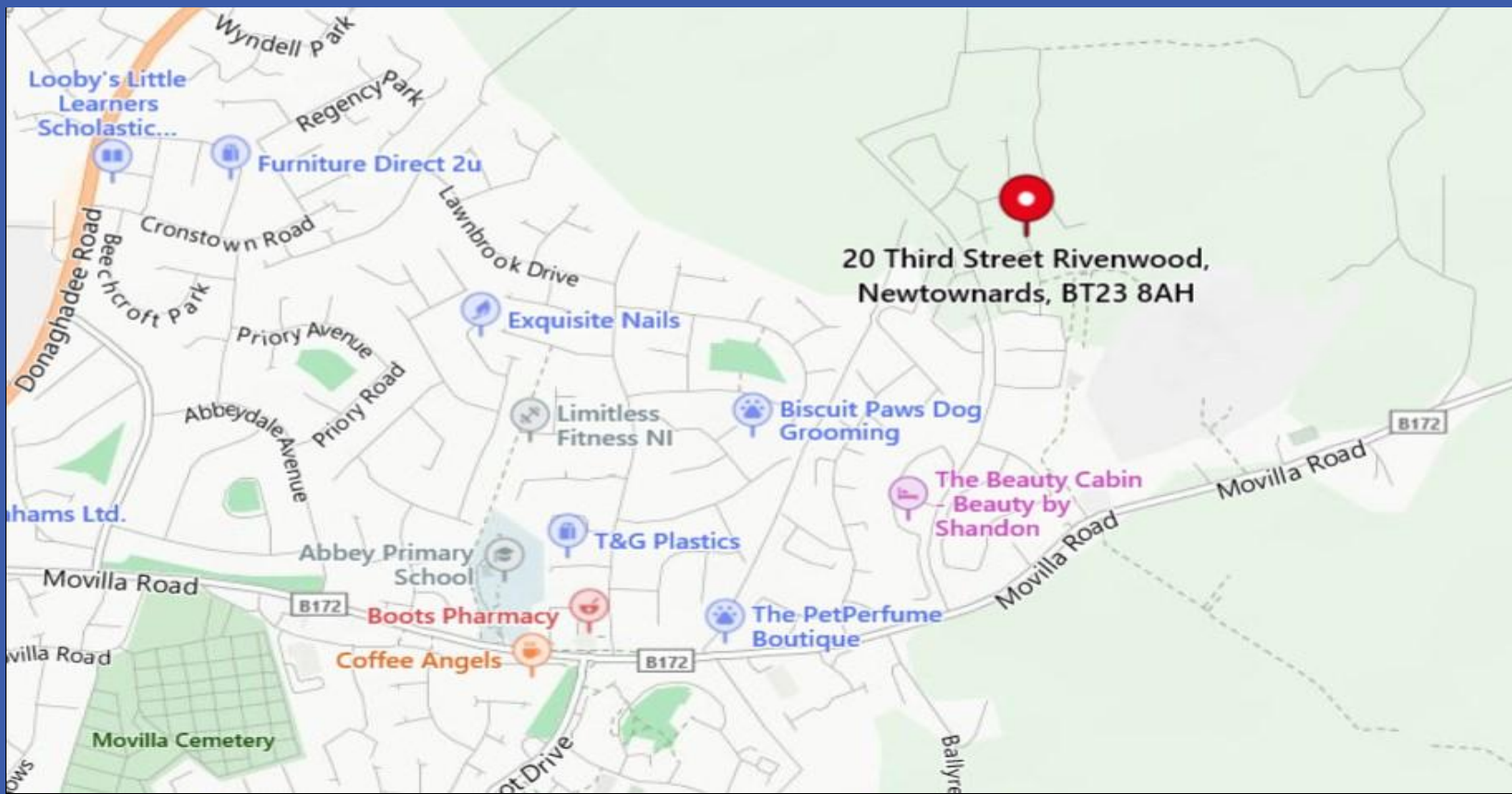
BATHROOM

White suite comprising of a panelled bath with thermostatic shower; low flush WC; vanity sink unit; heated towel rail; tiled floor; partly tiled walls; recessed spotlights; extractor fan.

OUTSIDE

Garden laid in lawn and paved patio area; access to driveway.





Directions:

Please see Map above.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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