

simon**BRIEN**  
RESIDENTIAL

24 Second Avenue,  
Rivenwood, Newtownards, BT23 8AE



Asking Price £175,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

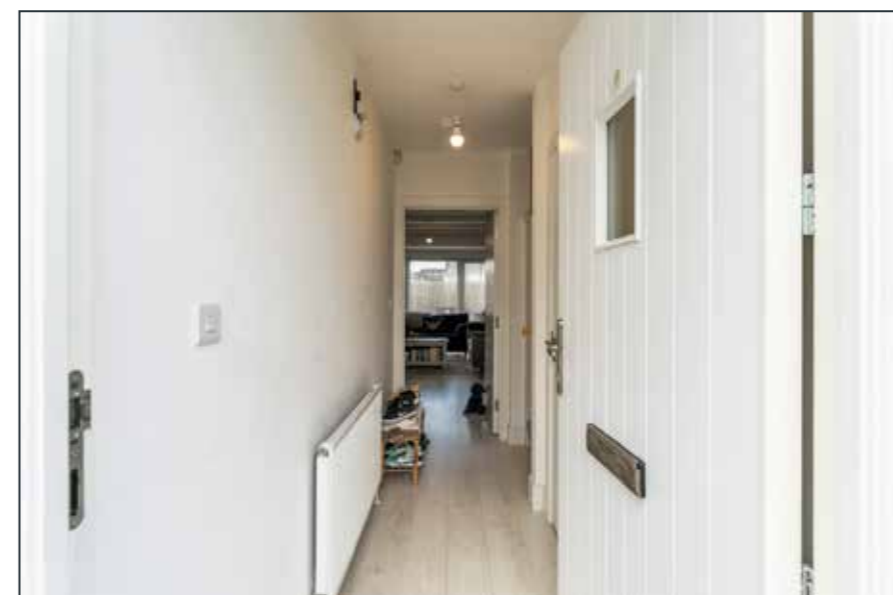
- A well-presented end townhouse
- Constructed in 2022 with a New England style of architecture
- Downstairs cloakroom with white suite
- Living area with attractive fireplace and wood burning stove
- Luxury open plan kitchen/ dining/ living, integrated appliances, and French door to rear garden
- Downstairs 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.



**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.

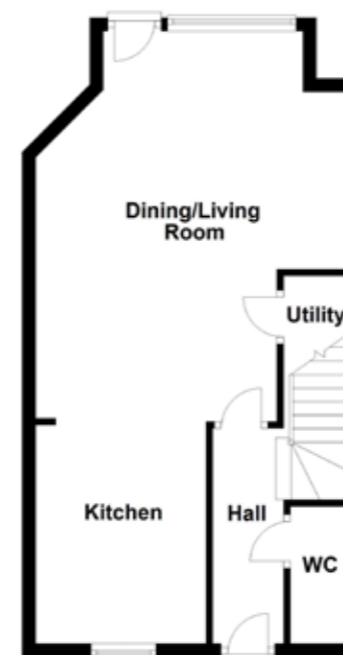


**OUTSIDE**  
To the rear is a paved patio enjoying afternoon and evening sun. To the side is a driveway with ample parking.

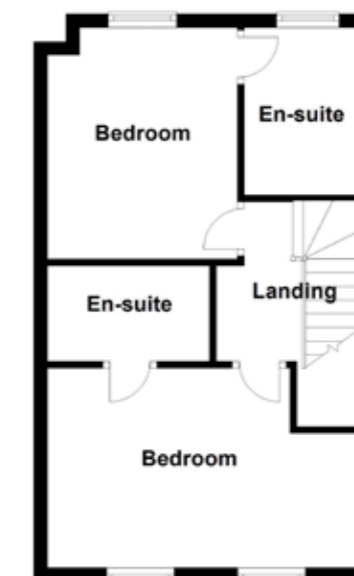


**BEDROOM (2):**  
12' 0" x 9' 4" (3.66m x 2.84m)

Ground Floor



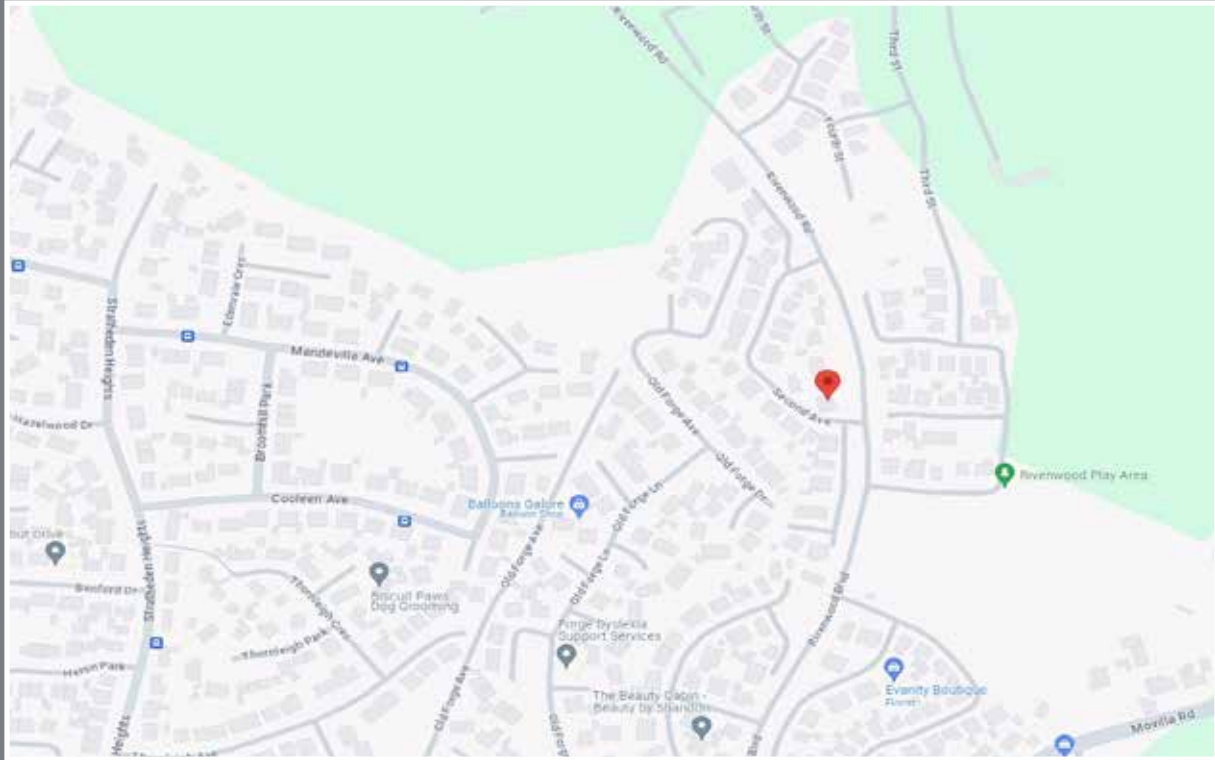
First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

24 Second Avenue, Rivenwood, Newtownards

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/H/24/AN



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		

EPC REF: 9980-0636-7640-0038-1202

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