

**76 PORTAFERRY ROAD,  
NEWTOWNARDS, BT23 8SQ**

**OFFERS OVER £675,000**

76 Portaferry Road is an impressive modern bungalow set on an elevated and exceptionally private site, showcasing breathtaking, ever-changing views over Strangford Lough. Despite its secluded position, the property lies less than a mile from Newtownards, placing schools, local shopping and everyday amenities within easy reach, while Belfast is approximately a half-hour commute, making this a rare blend of tranquillity and convenience.

The home has been crafted to a high specification throughout, enhanced by oil-fired central heating, solar panels and triple-glazed windows with powder-coated aluminium exteriors and timber interiors. A welcoming entrance porch with tiled floor and built-in robes leads to a bright hall with generous storage and a contemporary cloakroom. Double doors open into a dramatic vaulted lounge where an apex corner window frames uninterrupted lough views, complemented by a granite fireplace with gas stove.

The luxurious kitchen includes quartz work surfaces, a central island with wine rack, integrated appliances and converted electric Aga, flowing into a dual-aspect dining room with gas fire and large sliding patio doors to the garden. A spacious utility room provides extensive storage, a walk-in pantry and laundry facilities.

The principal bedroom suite offers a dressing room, walk-in-wardrobe and a stunning ensuite with freestanding bath and walk-in rainfall shower. Two additional bedrooms each enjoy their own ensuite, and the property further benefits from a study and a versatile store/fish room. The integrated double garage features an insulated electric door, power, lighting and the oil boiler. Beautifully landscaped grounds include a newly tarmacked driveway with stone-clad entrance pillars, granite-edged beds, lawns, lighting scheme, greenhouse, gated parking area and patio space. The raised south-facing front garden, with artificial lawn, flowerbeds and BBQ area, provides an extraordinary vantage point to enjoy the panoramic lough views.



# Key Features

- Impressive modern bungalow on an elevated, private site with panoramic views over Strangford Lough and the Mourne Mountains
- Energy-efficient with oil-fired central heating, solar panels and triple-glazed windows with aluminium and timber frames
- Luxury kitchen with quartz surfaces, central island and integrated appliances, open to dining room with gas fire and patio access
- Additional study, utility room with pantry, dedicated fish/store room and large integrated double garage with insulated electric door
- Prime location less than a mile from Newtownards, close to schools and shopping, with Belfast reachable in around 30 minutes
- Stunning vaulted lounge with apex corner window, granite fireplace with gas stove and space for a feature fish tank
- Principal bedroom suite with a dressing room, walk-in-wardrobe and high-end ensuite; two further bedrooms each with their own ensuite shower room
- Landscaped gardens with tarmac driveway, gated parking, greenhouse, patio garden and a south-facing terrace capturing all-day sun



## Accommodation Comprises:

### Enclosed Entrance Porch

Attractive tiled floor. Double built in robes.

### Entrance Hall

Wood laminate flooring. Double built in storage cupboard.

### Cloakroom/WC

Modern white suite comprising vanity unit with mixer tap, tiled splashback, low flush wc, feature chrome wall mounted radiator, tiled floor, recessed spotighting and extractor fan.

### Lounge

25'6 x 17'9

(at widest points) Double doors into lounge. Vaulted ceiling with recessed spotighting. Feature Apex corner window overlooking Strangford Lough. Wood laminate flooring. Granite feature fireplace with gas fire stove. Housing for feature fish tank.

### Kitchen

17'4 x 13'5

Luxury range of high and low level units with quartz work surfaces and upstands, drainer grooves, undermounted Belfast style double sink with Quooker tap, converted electric Aga with extractor hood, integrated full height fridge, integrated dishwasher, integrated combi microwave oven and range of drawer units. Central island with quartz worksurfaces and built in wine rack. Recessed spotighting and ceramic tiled floor.

Open to:

### Dining Room

18'3 x 10'

Hole in wall feature fireplace with Gas fire and granite hearth. Ceramic tiled floor. Large sliding patio doors with double glazed windows to patio garden.

### Utility Room

12'1 x 7'8

Luxury range of high and low level units, wood effect work surface and upstands, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, recessed spotighting and ceramic tiled floor. Double built in hotpress and walk in pantry.

### Bedroom 1

15'2 x 11'5

Feature wood panelled wall and wood laminate flooring. Archway to:

### Dressing Room

11' x 5'5

Wood laminate flooring.

### Walk in Wardrobe

11'8 x 6'8

Range of built in robes, spotighting and wood laminate flooring.

### Ensuite Shower Room

Luxury white suite comprising free standing bath with mixer tap, large walk in shower cubicle with shower screen, rainfall shower head and hand shower attachment, vanity unit with mixer tap, mirror cabinet, low flush wc, built in cupboard, ceramic tiled floor, recessed spotighting, extractor fan and feature chrome wall mounted radiator.

### Bedroom 2

13'8 x 12'

Feature wood panelled wall and wood laminate flooring.

### Ensuite Shower Room

White suite comprising large shower cubicle with overhead shower, tiled walls and shower screen and sliding shower doors, pedestal wash hand basin with mixer taps, mirror cabinet, low flush wc, recessed spotighting and extractor fan.

### Bedroom 3

12'2 x 11'7

Feature wall and wood laminate flooring.

### Ensuite Shower Room

White suite comprising walk in shower cubicle with overhead shower, tiled walls, pedestal wash hand basin with mixer taps, low flush wc, half tiled walls, illuminated mirrored cabinet, recessed spotighting and extractor fan.

### Study

12'6 x 6'3

Wood laminate flooring and recessed spotighting.

### Store/Fish Room

10'2 x 8'7

Store currently used as a fish room. Work surface with stainless steel sink unit.

### Integrated Garage

25'4 x 22'6

Double up and over insulated electric door. Light and power. Oil fired boiler.

### Outside

Recently tarmac driveway with feature Z stone clad entrance pillars, generous planted flowerbeds, lawn and lighting scheme, leading to gated parking area to rear. Granite stone boarded flowerbeds, greenhouse positioned above GRAF water treatment tank and patio garden. A further gated area with garden shed and oil storage tank. Raised south-facing front garden with granite paved area, artificial grass, flowerbeds and BBQ area, the perfect sun spot with panoramic lough views.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



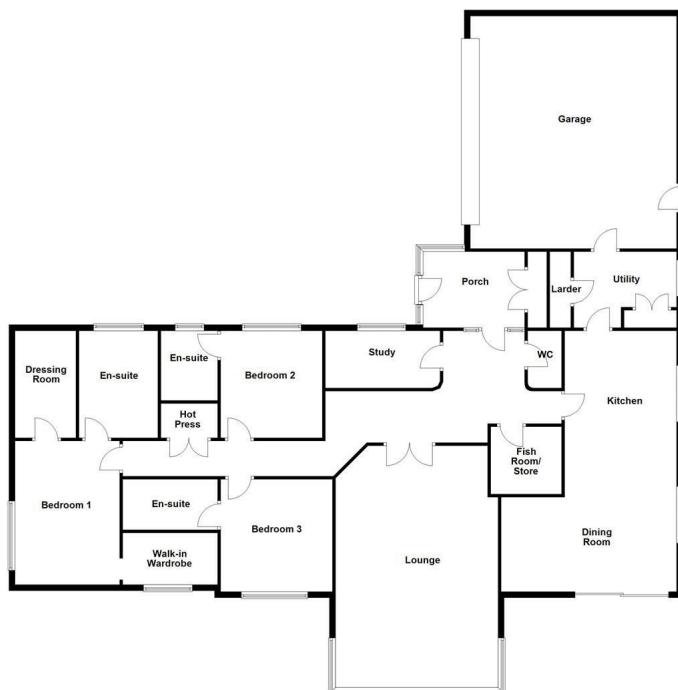








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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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