

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**12 PORTVIEW HEIGHTS,
PORTAVOGIE, BT22 1SD**

OFFERS AROUND £249,950

12 Portview Heights is a beautifully presented family home offering spacious and modern accommodation in a popular residential location. Finished to a high standard throughout, the property is perfectly suited to contemporary living with a thoughtful layout and quality finishes.

Upon entering, a bright and welcoming entrance hall with tiled flooring and under stair storage sets the tone for the rest of the home. The living room provides a cosy and stylish space, complete with an integral fireplace, tiled hearth and wood burning stove. The kitchen is fitted with a modern range of units, integrated appliances and tiled flooring, seamlessly open plan to a generous living and dining area with double doors leading out to the garden, creating an ideal space for entertaining and everyday family life. A separate utility room and convenient ground floor wc complete the ground floor.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from dual aspect views, built-in robes and a contemporary en suite shower room. The remaining bedrooms are versatile and bright, complemented by a modern family bathroom finished with a white suite and quality fittings.

Externally, the property enjoys a tarmac driveway providing ample parking to the front, along with a lawn and paved walkway. The enclosed rear garden offers a mix of paved and lawn areas, perfect for outdoor enjoyment, and is further enhanced by a superb garden room with double doors, ideal for use as a home office, gym or additional living space.

This is an excellent opportunity to acquire a stylish and spacious home in a sought-after location, ideal for modern family living.



Key Features

- Beautifully presented family home finished to a high standard throughout
- Modern fitted kitchen with integrated appliances, open plan to spacious living/dining area
- Separate utility room and convenient ground floor W/C
- Contemporary family bathroom with modern white suite
- Bright living room with inglenook style fireplace and wood burning stove
- Double doors from living space leading to enclosed rear garden
- Four well-proportioned bedrooms including principal with en suite and built-in robes
- Generous outdoor space with driveway parking, enclosed rear garden and versatile garden room



Accommodation

Comprises :

Entrance Hall

Tiled flooring, under stair storage, recessed spotlights.

W/C

Vanity unit with sink, mixer tap and storage, low flush w/c, tiled flooring, extractor fan and recessed spotlights.

Living Room

16'8" x 13'9"

Inglenook style fireplace with tiled hearth and wood burning stove.

Kitchen

14'9" x 11'9"

Modern range of high and low level units, wood effect laminate work surfaces, 1 1/4 sink with mixer tap and drainer, integrated oven, integrated dishwasher, integrated fridge and freezer, integrated microwave, part tiled walls, tiled flooring
Open to -

Living / Dining

15'8" x 9'10"

Space for living area, space for dining, wood effect flooring, double doors to rear garden.

Utility Room

6'2" x 4'7"

Range of high and low level units, wood effect work surfaces, plumbed for washing machine, space for tumble drier, single stainless steel sink with mixer tap and drainer, tiled flooring, extractor fan and recessed spotlights.

Landing

Storage cupboard, hotpress and access to roofspace.

Bedroom 1

14'1" x 11'5"

Double room with dual aspect views, built in robes, en suite shower room.

En Suite

White suite comprising corner shower enclosure with over head shower and glazed doors, low flush w/c, vanity unit with sink, mixer tap and storage, tiled flooring, LED mirror with storage, wall mounted radiator and extractor fan.

Bedroom 2

9'2" x 8'10"

Double room.

Bedroom 3

11'1" x 6'10"

Velux style window.

Bedroom 4

8'10" x 6'10"

Bathroom

White suite comprising panelled bath with overhead shower, mixer tap and glazed screen, low flush w/c, wall mounted radiator, vanity unit with sink and mixer tap, tiled flooring and extractor fan.

Outside

Front - Tarmac driveway for multiple vehicles, area in lawn, paved walkway.
Rear - Paved area, area in lawn, outside tap and light, garden room, shed.

Garden Room

18'4" x 10'2"

Wood effect laminate flooring, recessed spotlights and double doors.

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.

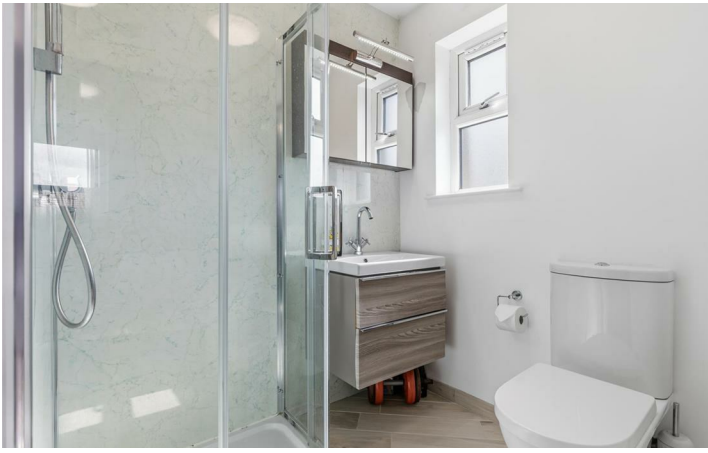
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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



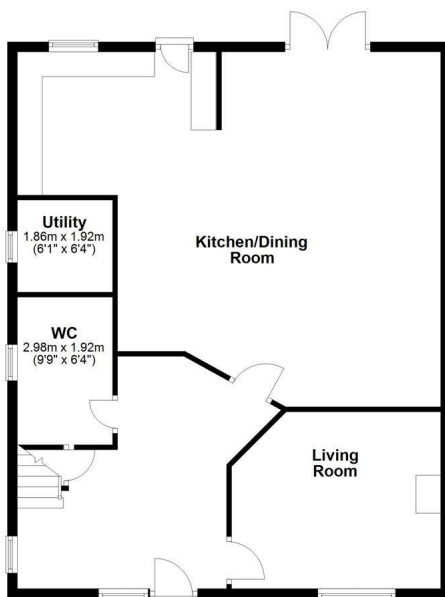




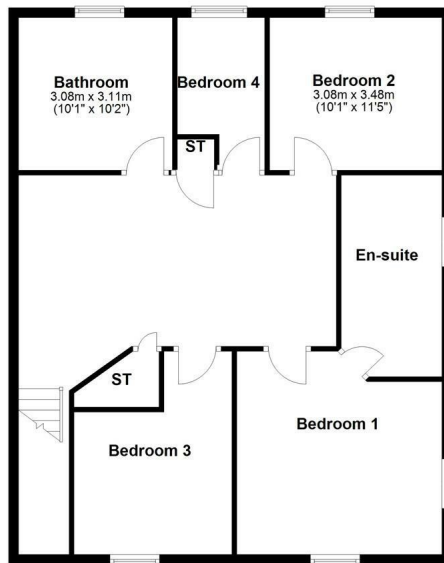




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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 9188 8000.

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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