



ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 GOWLAND GROVE,
PORTAVOGIE, BT22**

ASKING PRICE £215,000

SHOW HOME OPEN BY APPOINTMENT

The Gowland Development in Portavogie is located on the Warnock's Road, a few hundred yards from the main Shore Road into Portavogie and as such its position affords easy access to the surrounding Peninsula Areas including Portaferry, Millisle, Donaghadee, Newtownards and for those commuting to Bangor or Belfast.

KITCHEN

PC sum available, ask agent for further details.

SANITARY WARE

Modern white sanitary ware to bathrooms, en suites (where applicable) and wcs

Shower tray and enclosure to en suites

PC Sum to contribute to tiling for floor and splashbacks

INTERNAL DETAILING

Pre-finished Oak internal doors with contemporary door furniture

Painted skirting boards and architraves

Painted balustrades and handrails to stairs

Walls and ceilings painted in emulsion

Recessed spotlighting in the kitchen, hall, bathroom and utility

EXTERNAL FINISHES

Oil fired central heating

Double glazed windows in uPVC frames

Composite front door with 5 point locking system

PVC guttering and PVC downpipes

Landscaped front and rear gardens

Close boarded timber fencing to rear boundaries

WARRANTY

Global Homes Warranty

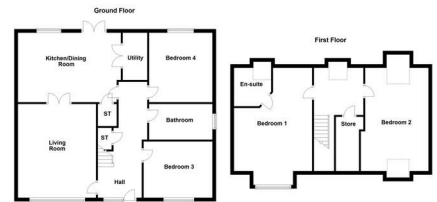
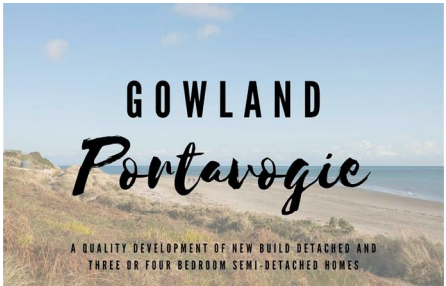
* Photos are for illustration purposes only. Images are of a different house type within the same development.

* These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of facts and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Plans are not to scale and all dimensions shown are approximate.



Key Features

- Detached Chalet Bungalow
- One / Two Reception Rooms
- Three / Four Bedrooms
- Ground Floor Bathroom
- First Floor Ensuite Shower Room
- Front & Rear Lawn Gardens
- Adaptable Layout Circa 1300 Sq Ft



These images showing the layout are intended to illustrate the proposed layout of the development. The layout is subject to change without notice. The layout is not to scale. The layout is not to be used for any other purpose.

Accommodation Comprises

Living Room

12'3" x 16'4"

Kitchen

10'9" x 19'11"

Bedroom 1

12'4" x 18'4"

En-Suite

6'6" x 6'7"

Bedroom 2

14'0" x 18'4"

Bedroom 3 (Downstairs)

10'7" x 9'6"

Bathroom

7'3" x 10'2"

Bedroom 4

10'2" x 10'0"











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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark