

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 HILLSIDE, PORTAVOGIE,
NEWTOWNARDS, BT22 1EZ**

OFFERS AROUND £240,000

Located at the end of a quiet cul-de-sac in picturesque Portavogie, this substantial home has ample living space for any family or couple looking for adaptable accommodation in a great location.

On entering the home, there are two reception areas; a large living room with multi-fuel burning boiler stove providing extra heating to radiators throughout the home, and kitchen open plan to a cosy family room. The ground floor further benefits from a modern shower room and three bedrooms; one currently being used as an office and one with a large ensuite bathroom.

There are three further bedrooms on the first floor, family bathroom and multiple storage areas. Externally there are areas in lawn, a paved BBQ area, a fully insulated games room/ bar with power and light and sea views and views of the Mourne mountains, secure parking and a detached garage.

This lovely property is tastefully decorated throughout and finished to a high standard internally, with views over the Mourne Mountains, sea glimpses, and beautifully surrounded by countryside externally. Early viewing is recommended to avoid disappointment.



Key Features

- Modern, Fitted Kitchen, Open Plan To Family Room
- Beautiful Views Over Portavogie, The Mourne Mountains And The Surrounding Countryside
- Oil Fired Central Heating And PVC Double Glazed Windows
- Great Location Close To A Range Of Local Amenities
- Living Room With Feature Multi-Fuel Burning Boiler Stove
- Adaptable Accommodation With Five Or Six Bedrooms Over Two Floors
- Large Detached Garage With Additional Outhouse
- Substantial, Family Home In A Quiet Cul De Sac Location



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

Accommodation Comprises

Hall

Wood flooring, built in storage.

Living Room

20'8" x 13'0"

Wood laminate flooring, multi fuel stove with baxi boiler, tiled hearth and wooden mantle.

Kitchen

9'9" x 13'0"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for dishwasher, plumbed for American fridge/freezer, space for cooker, black extractor hood, partially tiled walls, tiled floor, back door to enclosed rear garden.

Dining Room

13'0" x 9'8"

Wood laminate floor, space for dining.

Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, extractor fan.

Bedroom 1

14'11" x 11'8"

Double bedroom, wood laminate flooring.

Ensuite

White suite comprising, paneled bath with mixer tap, wall mounted overhead shower, glass shower screen, low flush w/c, wall mounted wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan, heated towel rail.

Bedroom 5

9'8" x 13'0"

Double bedroom.

Bedroom 6

8'4" x 7'0"

First Floor

Landing

Bedroom 2

Double bedroom, views of Mourne Mountains and Lough, Eves storage, built in storage, recessed spotlights.

Bedroom 3

Double bedroom, velux style window.

Bedroom 4

Double bedroom, velux style window.

Bathroom

White suite comprising, paneled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush w/c, velux style window, tiled floor, part tiled walls, extractor fan, recessed spotlights.

Landing

Eves storage, hot press and storage.

Garage

17'10" x 9'1"

Roller door, power, light, plumbed for washing machine.

Outside

Front: Area in lawn, area in mature shrubs and hedging, paved driveway with space for off street parking, side and rear, oil tank, area lawn, area in decking, area in views of the Mournes and Strangford Lough.

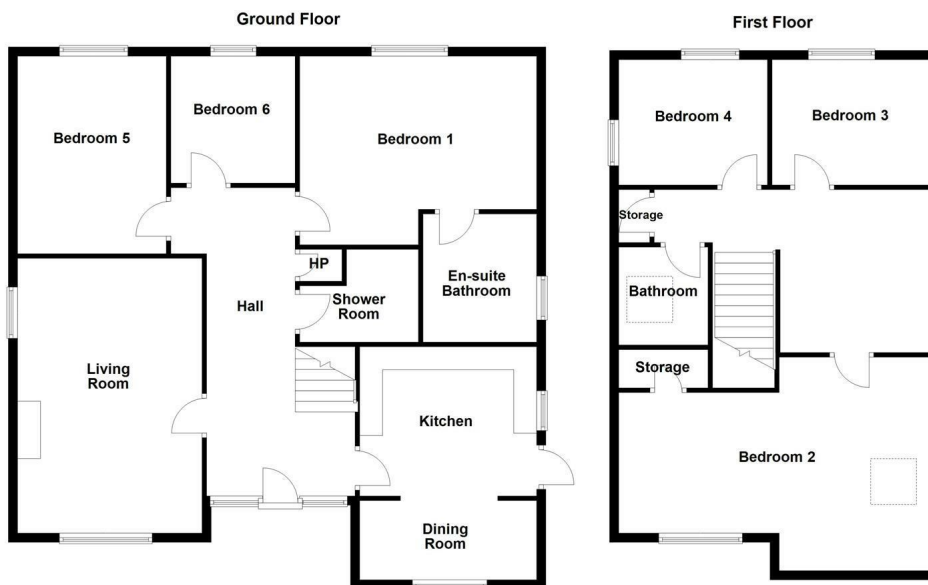
Rear: Fully insulated games rooms/ bar area with electric, power and views of rural fields and Strangford Lough.











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.

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