

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 THE GABLES,  
PORTAFERRY,**

**OFFERS OVER £175,000**

## Charming Three-Bedroom Semi-Detached Home in Sought-After Residential Development.

Situated in a popular and well established residential area, this attractive semi-detached property offers comfortable family living in a convenient location. The home features a bright and spacious living room complete with a feature fireplace, and a modern fitted kitchen with integrated appliances.

Upstairs, the property boasts three well proportioned bedrooms and a stylish family bathroom with a classic white suite. A convenient downstairs w/c adds to the practical layout.

Additional benefits include oil fired central heating, double glazed windows, and a detached garage that is plumbed for appliances. The generous tarmac driveway provides ample parking for multiple vehicles, while the large rear garden offers excellent outdoor space for entertaining or relaxing.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.



## Key Features

- Semi-Detached Property Located In A Popular Residential Development
- Three, Well-Proportioned Bedrooms
- Oil Fired Central Heating And Double Glazed Windows
- Tarmac Driveway With Space For Multiple Vehicles, Large Rear Garden
- Living Room With Feature Fireplace, Fitted Kitchen With Integrated Appliances
- Family Bathroom Comprising of White Suite And Downstairs W/C
- Detached Garage, Plumbed For Appliances
- Early Viewing Recommended



### Accommodation comprises:

#### Hall

Wood laminate flooring, storage/cloakspace under the stairs.

#### W/C

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap, part tiled walls and wood laminate flooring.

#### Living Room

17'10" x 10'7"

Open fireplace with tiled hearth, surround and wooden mantle, wood laminate flooring.

#### Kitchen

18'4" x 10'11"

Range of high and low level units with laminated work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated oven and grill, four ring electric hob, integrated extractor fan, space for fridge freezer, space for dining, part tiled walls, recessed spots and back door to rear garden.

#### First Floor

#### Landing

Hot press and storage.

#### Bedroom 1

14'2" x 10'7"

Double bedroom, wood laminate floor.

#### Bedroom 2

14'7" x 8'7"

Double bedroom, wood laminate floor.

#### Bedroom 3

Laminate floor.

#### Bathroom

White suite comprising; paneled bath with mixer tap, low flush w/c, pedestal wash hand basin with mixer tap, shower enclosure with wall mounted overhead shower, glass door, tiled floor, tiled walls, recessed spotlights and extractor fan.

#### Garage

21'11" x 11'6"

Roller door, power and light, plumbed for washing machine and tumble dryer.

#### Outside

Front: Tarmac driveway with space for multiple vehicles, area in stones, patio area to front door.

Rear: Area in lawn, beds in mature shrubs and hedging, area in patio, outside tap and light, oil fired boiler, oil tank, tarmac path around garage.



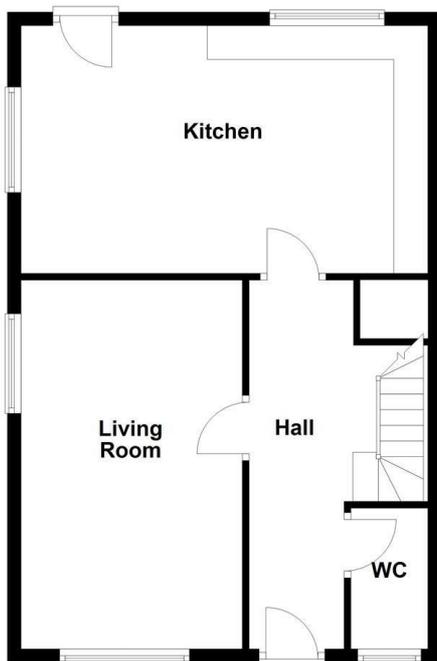




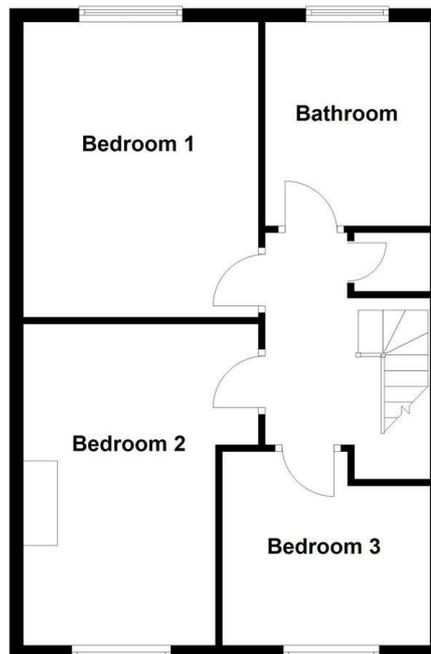




**Ground Floor**



**First Floor**



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			
<b>Northern Ireland</b>		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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