

ULSTER PROPERTY SALES

UPS

RENTALS - DONAGHADEE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**77 NEW HARBOUR ROAD,
PORTAVOGIE, BT22 1EB**

£725 PER MONTH



Located in the sought-after residential area of New Harbour Road, Portavogie, this charming end terrace house presents an excellent opportunity for families and individuals alike. With convenient access to local amenities, schools, main arterial routes, and the picturesque sea front, this property is ideally situated for both comfort and convenience.

Upon entering, you are greeted by a large hall that leads to a spacious living room, perfect for relaxation and entertaining. The fitted galley style kitchen comes equipped with essential appliances, making it a delightful space for culinary pursuits. The ground floor also features a well-appointed bedroom with an adjoining wet room, offering flexibility for guests or those seeking single-level living.

On the first floor, you will find two generously sized double bedrooms, providing ample space for rest and privacy. The family bathroom, complete with a modern white suite, adds to the overall appeal of this home.

The property benefits from oil-fired central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Externally, a tarmac driveway accommodates two vehicles, while the minimal maintenance back garden offers a tranquil outdoor space for relaxation or play.

This delightful home is sure to attract a wide variety of potential clients, making early viewing highly recommended. Don't miss the chance to make this lovely property your own in the beautiful coastal community of Portavogie.



Key Features

- End Terrace Property, Easily Accessible To Local Amenities, Schools, Main Arterial Routes And The Sea Front
- Spacious Living Room
- Fitted Kitchen With Range Of Appliances
- Three Bedrooms, One On Ground Floor With Adjoining Wet Room
- Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And Double Glazed Windows
- Tarmac Driveway With Space For Two Vehicles And Minimal Maintenance Rear Garden
- Early Viewing Is Recommended



Accommodation Comprises:

Hall

Living Room

19'1" x 10'10"

Built in storage.

Kitchen

20'4" x 5'3"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, plumbed for washing machine, tumble dryer, dishwasher, cooker, integrated extractor fan, built in storage, tiled floor, partially tiled walls, back door leading to both the front and rear of the property.

Dining Room/Downstairs

Bedroom

7'6" x 9'0"

Rear Hall

Tiled floor and recessed spotlights.

Wet Room

White suite comprising walk in shower enclosure with wall mounted shower, pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, recessed spotlights, extractor fan.

First Floor

Landing

Built in storage.

Bedroom 1

14'10" x 8'8"

Double bedroom.

Bedroom 2

9'8" x 8'5"

Double bedroom.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low flush w/c, pedestal wash hand basin with mixer tap and tile splashback, partially tiled walls.


Outside

Front - Tarmac driveway with space for two vehicles.

Rear - Paved area, area in artificial lawn, oil fired boiler, oil tank, space for storage shed, outside tap and light.





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.

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.

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