

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 TIDES TURN, PORTAVOGIE,  
BT22 1SH**

**OFFERS AROUND £154,950**



19 Tides Turn, Portavogie is a well-presented three bedroom semi-detached home extending to approximately 1,130 sq ft, offering modern, practical accommodation in a popular coastal setting.

Built in 2006, the property has been well maintained and improved by the current owner over the past 3.5 years. Recent works include new carpets to the stairs and first floor, new flooring in the living room, a full internal repaint, upgraded garden fencing with enclosed rear garden, decking for outdoor use and a newly installed boiler in October 2024.

The ground floor comprises an entrance hall with tiled flooring, a convenient WC, and a bright living room with open fireplace, creating a comfortable living space. To the rear, the kitchen/dining area offers a modern range of units, integrated appliances and ample space for dining, with both a rear door to the driveway and double patio doors leading to the garden.

Upstairs, there are three bedrooms, including a spacious principal bedroom with ensuite shower room. A family bathroom and additional storage on the landing complete the first floor.

Externally, the property benefits from a front garden with driveway parking for two vehicles. The fully enclosed rear garden is ideal for families or entertaining, with lawn, decking area and gated side access.

A well-maintained home with recent upgrades and nothing to do but move in, ideally suited to first time buyers or young families. Early viewing is recommended.

## Key Features

- Three bedroom semi-detached home extending to approx. 1,130 sq ft
- Built in 2006 and well maintained by current owner
- New boiler installed October 2024
- Spacious living room with open fireplace
- Modern kitchen/dining area with patio doors to rear garden
- Principal bedroom with ensuite shower room
- Fully enclosed rear garden with decking area for entertaining
- Driveway parking to front with space for two vehicles



### Accommodation Comprises

#### Entrance Hall

Tiled floor.

#### W/C

White suite comprising, pedestal wash hand basin with mixer tap and tile splashback, tiled floor.

#### Living Room

14'2" x 12'2"

Wood laminate flooring, open fireplace, tiled hearth, iron surround and wooden mantle.

#### Kitchen/Dining Room

19'11" x 10'7"

Modern fitted kitchen with 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 and dishwasher, space for fridge/freezer, larder cupboard, integrated oven, four ring gas hob, stainless steel extractor hood, tile splashback, tiled floor, space for dining, back door onto the driveway and double patio doors onto enclosed rear garden.

#### First Floor

##### Landing

Hot press and storage.

##### Bedroom 1

16'7" x 10'2"

Double bedroom.

##### Ensuite

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

##### Bedroom 2

10'7" x 8'5"

Double bedroom.

##### Bedroom 3

10'11" x 5'10"

Built in storage.

##### Bathroom

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

##### Outside

Front - Driveway in stones with space for two vehicles, area in lawn, area in shrubs, paved walkway to front door.

Rear - Fully enclosed, area in lawn, area in stones, decked area with space for entertaining, oil boiler, oil tank, outside tap and light, side gate for bin access.

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.

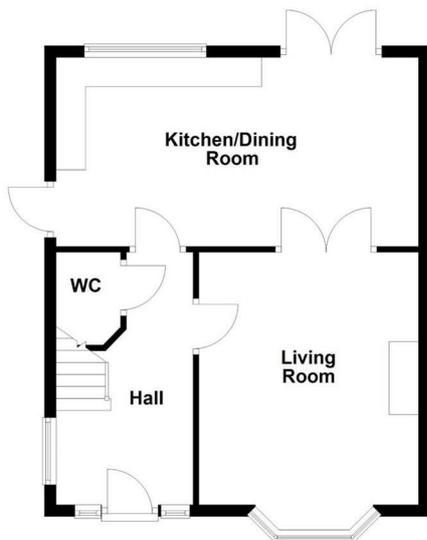
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

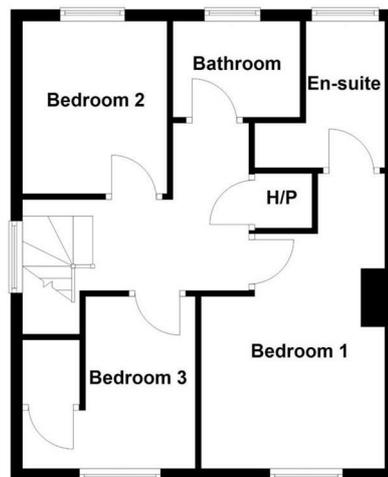




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(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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