



48 DEERPARK ROAD

NEWTOWNARDS BT22 1HG

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*Offers Around*

**£249,950**



DETACHED

| 4  | 2  | 1 

Located in the outskirts of the popular and picturesque seaside town of Portaferry here is an ideal opportunity to purchase an attractive detached home with no onward chain. The property sits on a fantastic semi rural site with gardens in lawns to front, side and rear.

## KEY FEATURES

- Attractive Detached Property with No Onward Chain
- Semi Rural Site Extending to Around a Quarter of an Acre
- Living Room with Feature Vaulted Ceiling
- Cast Iron Wood Burning Stove
- Living Room is Open Plan to Kitchen
- Up to Four Well Proportioned Bedrooms
- Two Large First Floor Bedrooms
- Ground Floor Shower Room with Three Piece Suite
- Additional Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Gardens in Lawns to Front, Side and Rear
- Paved Terrace Areas to the Rear
- Driveway in Loose Stones with Parking
- Conveniently Positioned with Easy Access to Coastal Towns
- Demand Anticipated to be High
- Early Viewing Essential





ROOM DETAILS

|                            |   |
|----------------------------|---|
| GROUND FLOOR               | Bedroom Three<br>11'3" x 9'8"                 |
| Entrance                   | Bedroom Four or<br>Family Room<br>14' x 9'10" |
| Spacious Reception<br>Hall | Shower Room                                   |
| Downstairs WC              | Utility Room                                  |
| Living Room<br>12'4" x 13' | Stairs to First Floor                         |
| Kitchen<br>12'11" x 7'8"   | FIRST FLOOR                                   |

|                              |
|------------------------------|
| Landing                      |
| Bedroom One<br>17'6" x 9'6"  |
| Bedroom Two<br>17'6" x 9'11" |
| OUTSIDE                      |



DIRECTIONS

Travelling from Donaghadee, take the **A2** toward Newtownards. Stay on the A2 through Millisle and Ballyhalbert. As you approach Newtownards, turn **left** off the A2 toward Ardkeen / Deerpark Road. Continue into Deerpark Road — **No. 48** will be on your **left-hand side** shortly after Ardkeen junction.



THE LOCAL AREA

Portaferry offers a peaceful, close-knit community lifestyle surrounded by natural beauty. With stunning views over Strangford Lough, access to coastal walks, and a rich maritime heritage, the town provides a relaxed pace of life. Locals enjoy friendly neighbours, fresh sea air, while still being within reach of larger towns for work or amenities. It's an ideal place for those who value nature, community, and a quieter way of life.



| 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 |         |                         |
|   | 72      | 83                      |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK     



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