

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**HOUSE TYPE D, 3  
GOWLAND GROVE,**

**ASKING PRICE £190,000**

SHOW HOME OPEN  
by private appointment  
02891811444

The Gowland Development in Portavogie is located on the Warnock's Road, a few hundred yards from the main Shore Road into Portavogie and as such its position affords easy access to the surrounding Peninsula Areas including Portaferry, Millisle, Donaghadee, Newtownards and for those commuting to Bangor or Belfast.

#### KITCHEN

PC sum available, ask agent for further details.

#### SANITARY WARE

Modern white sanitary ware to bathrooms, en suites (where applicable) and wcs  
Shower tray and enclosure to en suites  
PC Sum to contribute to tiling for floor and splashbacks

#### INTERNAL DETAILING

Pre-finished Oak internal doors with contemporary door furniture  
Painted skirting boards and architraves  
Painted balustrades and handrails to stairs  
Walls and ceilings painted in emulsion  
Recessed spotlighting in the kitchen, hall, bathroom and utility

#### EXTERNAL FINISHES

Oil fired central heating  
Double glazed windows in uPVC frames  
Composite front door with 5 point locking system  
PVC guttering and PVC downpipes  
Landscaped front and rear gardens  
Close boarded timber fencing to rear boundaries

#### WARRANTY

Global Homes Warranty

\* Photos are for illustration purposes only. Images are of a different house type within the same development.

\* These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of facts and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Plans are not to scale and all dimensions shown are approximate.

## Three Bedroom Option

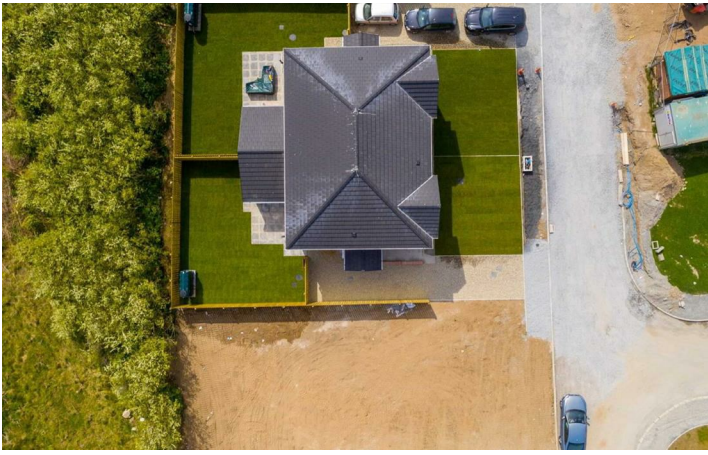


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Plan It

## Key Features

- Semi-Detached
- Two Reception Rooms
- Excellent Sea Views to Rear
- Three or Four Bedrooms
- Circa 1400 Sq Ft
- Front & Rear Lawn Gardens













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 91811444.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

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028 9070 1000

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