

## HOUSE TYPE D, 8 GOWLAND GROVE, PORTAVOGIE, BT22 1SW

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

| 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 |           |

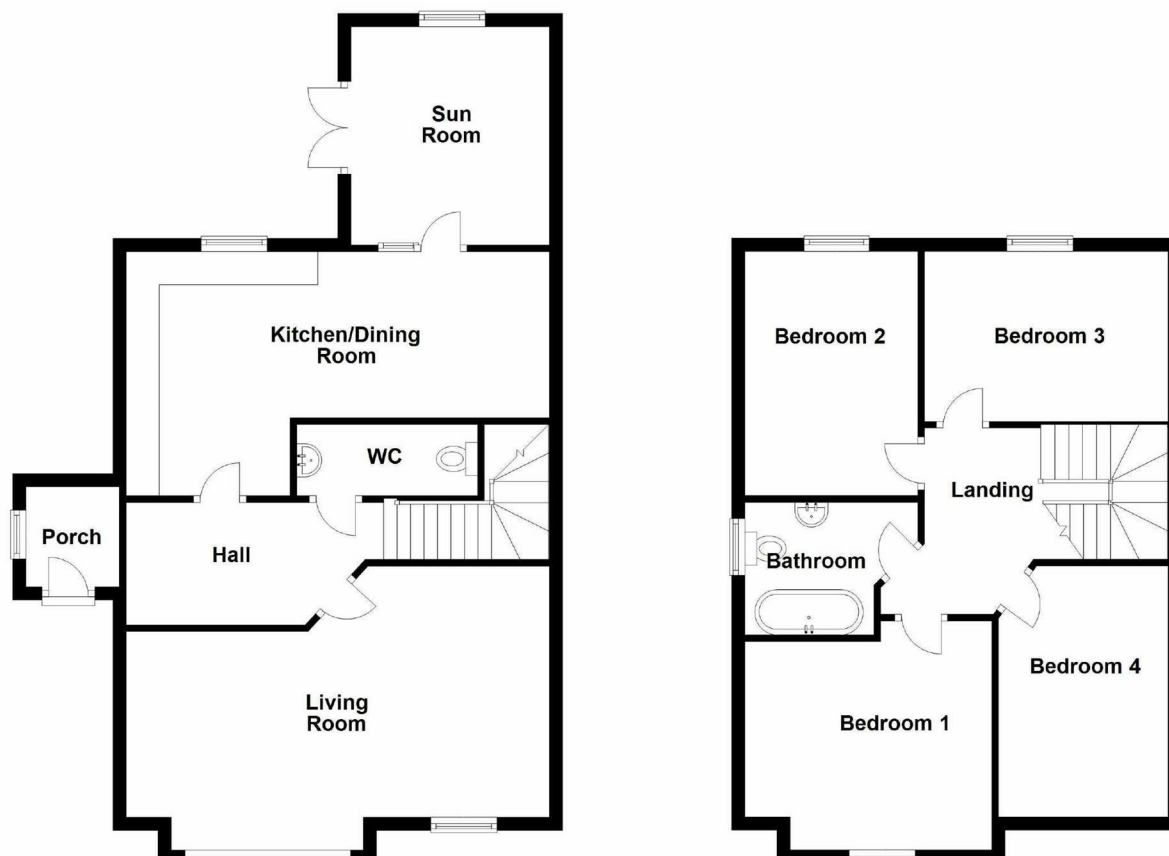
**ASKING PRICE £190,000**

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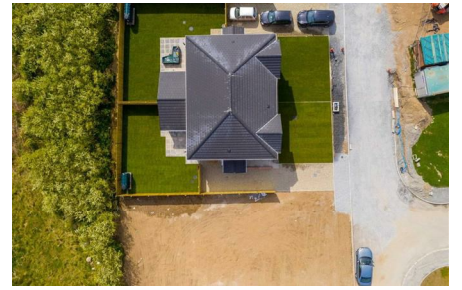
## Key Features

- Semi-Detached
- Two Reception Rooms
- Excellent Sea Views to Rear
- Option For Three or Four Bedrooms (see floorplan)
- Circa 1400 Sq Ft
- Front & Rear Lawn Gardens

### Four Bedroom Option



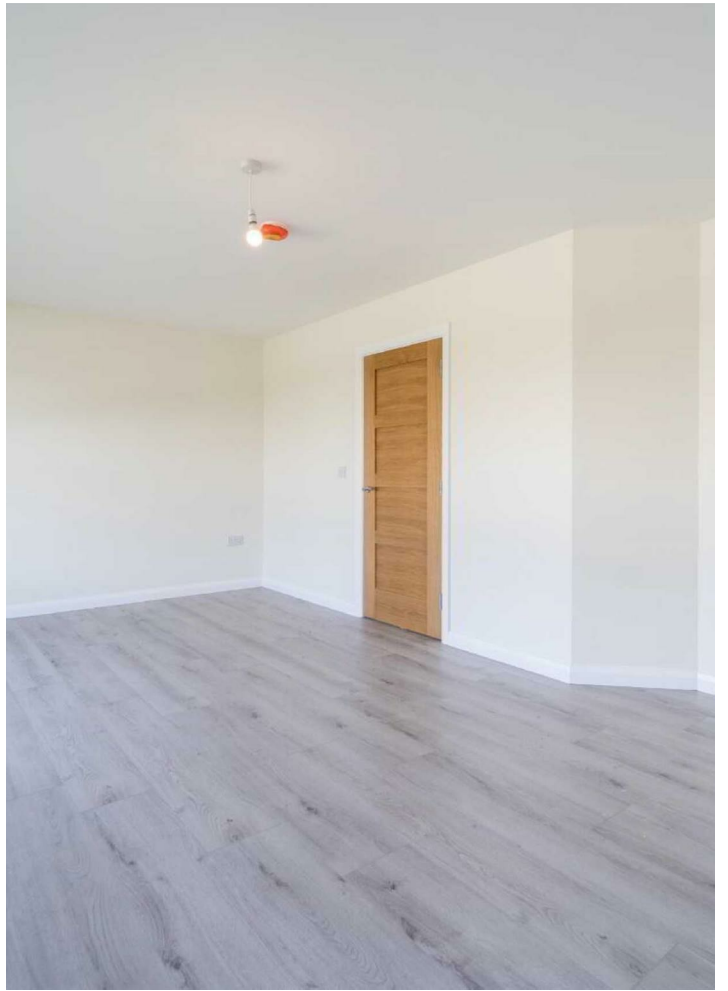
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.





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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 Laura on .

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. 18270378**

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

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NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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