

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 HIGH STREET, PORTAFERRY,
BT22 1QT**

OFFERS AROUND £160,000



Located in the heart of Portaferry, 22 High Street is a charming three-storey, four-bedroom home offering generous living space and a blend of comfort and convenience.

The property features an open plan kitchen and living area, perfect for modern family life and entertaining. To the rear, a large garden provides ample outdoor space, ideal for relaxation or gardening.

The home benefits from PVC double glazed windows and oil fired central heating, ensuring warmth and energy efficiency throughout the year. On-street parking is available, and the property is just a short walk from local amenities, the shorefront, and transport links.



Key Features

- Three Storey, Well-Presented Semi-Detached Property In a Seaside Location
- Open Plan Living Room With Red Brick Surround and Wooden Mantle
- Four Well-Proportioned Bedrooms Across The Top Two Floors
- Kitchen With Good Range Of Units And Space For Appliances
- Within Walking Distance To Town Centre And All Local Amenities
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Well Maintained To A Great Standard Internally And Externally



Accommodation Comprises:

Entrance Hall

Wood laminate flooring.

Living Room

10'02 x 19'09

Wood laminate flooring, brick surround with wooden mantle and under stairs storage.

Kitchen/Dining

7'10 x 22'05

Range of high and low level units with wood effect laminate worktops, plumbed for washing machine and dishwasher, integrated appliances to include; four ring electric hob, electric under oven, stainless steel extractor hood and integrated fridge freezer, stainless steel sink with mixer tap and access to rear garden and side alley.

First Floor

Bedroom 1

7'10 x 16'05

Double bedroom with ensuite.

En-Suite

7'07 x 4'02

White suite comprising low flush w/c, wash hand basin with mixer tap and tiled splashback, shower enclosure with overhead electric shower, extractor fan and feature chrome wall mounted radiator.

Bathroom

8'01 x 9'03

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

Bedroom 2

14'02 x 7'00

Double bedroom with wood laminate flooring.

Second Floor

Bedroom 3

14'03 x 7'01

Double bedroom and wood laminate flooring.

Bedroom 4

7'02 x 12'06

Double bedroom and wood laminate flooring.

Outside

Rear - Paved walkway to large raised area in lawn.

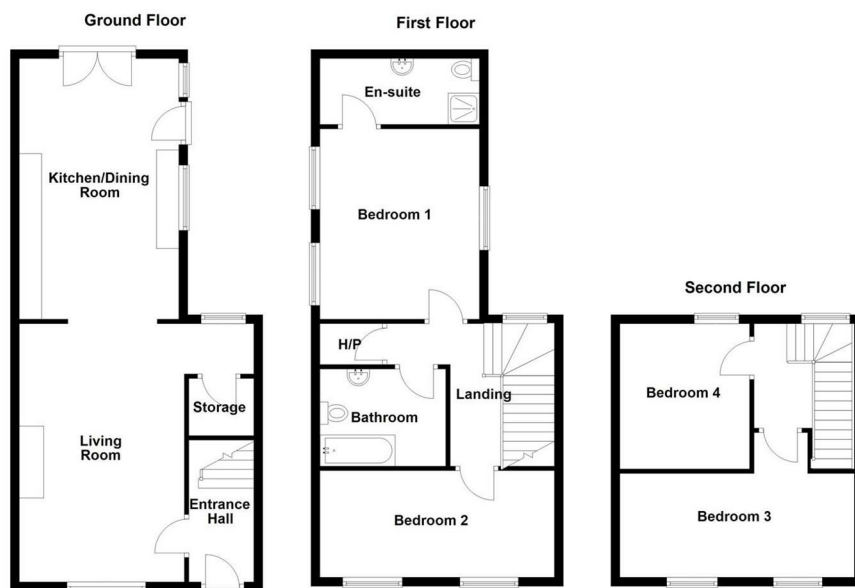
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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





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	54	67
(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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