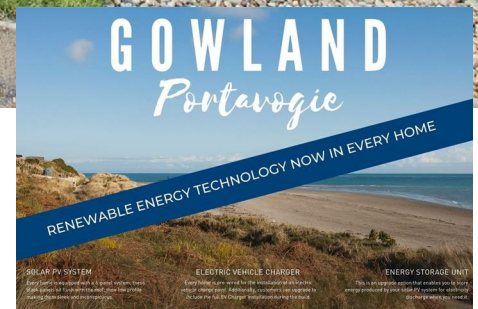




## HOUSE TYPE B, 26 GOWLAND GROVE, PORTAVOGIE,



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			
England & Wales		EU Directive 2002/91/EC	

ASKING PRICE £250,000

**HOUSE TYPE B, 26 GOWLAND GROVE, PORTAVOGIE,**

Key Features





### **SOLAR PV SYSTEM**

Every home is equipped with a 6-panel system; these black panels sit flush with the roof; their low profile making them sleek and inconspicuous.

### **ELECTRIC VEHICLE CHARGER**

Every home is pre-wired for the installation of an electric vehicle charge point. Additionally, customers can upgrade to include the full EV Charger installation during the build.

### **ENERGY STORAGE UNIT**

This is an upgrade option that enables you to store energy produced by your solar PV system for electricity discharge when you need it.

### **Accommodation**

#### **Comprises:**

#### **Entrance Hall**

#### **Living Room**

12'1" x 19'1"

#### **Kitchen / Dining Area**

19'1" x 10'11"

#### **Sunroom**

8'5" x 7'6"

#### **W/c**

#### **First Floor**

#### **Landing**

#### **Bedroom 1**

14'3" x 9'6"

#### **Ensuite**

#### **Bedroom 2**

11'5" x 8'4"

#### **Bedroom 3**

10'0" x 7'6"

#### **Bathroom**

#### **Outside**

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)

**HOUSE TYPE B, 26 GOWLAND GROVE, PORTAVOGIE,**

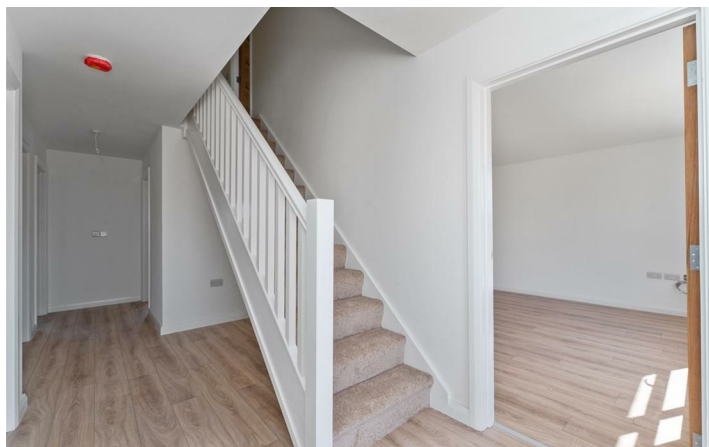








# HOUSE TYPE B, 26 GOWLAND GROVE, PORTAVOGIE,



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 Sandra 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. 18475727**

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

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
@Ulster Property Sales is a Registered Trademark