ULSTER PROPERTY SALES
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NETWORK STRENGTH – LOCAL KNOWLEDGE

20 NEW ROAD, PORTAVOGIE, BT22 1EN

OFFERS AROUND £175,000

A charming detached home set in a pleasant position in Portavogie offering spacious accommodation, generous outside space and versatile multi use outbuildings. The property benefits from oil fired heating and a large paved driveway, making it an appealing choice for a range of buyers.

On entering, the porch leads into the welcoming hall, with useful under stair storage and attractive wood effect laminate flooring. The living room features a fireplace with wooden mantle, brick surround and slate hearth, with the wood effect flooring continuing through to the dining room, creating a bright and connected living space.

The kitchen is fitted with a range of high and low level units, laminate work surfaces, Belfast sink with mixer tap, four ring cooker and stainless steel extractor fan. There is also space for a fridge freezer and plumbing for a washing machine. A rear porch provides access to the enclosed rear yard.

The bathroom is fitted with a white suite including corner shower, vanity sink unit with mixer tap and low-flush WC, complemented by part panelled and tiled walls and a tiled floor.

Upstairs, the landing leads to two well-proportioned bedrooms, both benefiting from built-in robes and attractive wood-effect laminate flooring.

Externally, the property offers an enclosed rear yard with useful multi purpose outbuildings, while the front features a large paved driveway surrounded by mature shrubs and trees.

This detached property combines comfortable accommodation with practical outdoor space and versatile additional buildings, offering a wonderful opportunity to make a home in the popular coastal village of Portavogie.

Key Features

- Detached Family Home Offering Versatile Accommodation Within Popular Portavogie
- Spacious Living Room Featuring Character Fireplace, Wooden Mantle, Brick Surround And Slate Hearth
- Bright Dining Room Offering An Ideal Space For Family Meals And Entertaining
- Well-Equipped Kitchen Featuring Belfast Sink, Cooker, Extractor And Ample Storage
- Two Generously Proportioned Bedrooms, Both Benefiting From Useful Built-In Wardrobes
- Family Bathroom Featuring Corner Shower, Vanity Unit, WC And Attractive Tiled Finishes
- Large Paved Driveway, Mature Shrubs, Trees And Enclosed Rear Yard
- Versatile Multi-Use Outbuildings Providing Valuable Additional Space For Hobbies Or Storage

Accommodation Comprises

Entrance Porch
Wood laminate flooring.

Hall
Under stair storgae, wood laminate flooring.

Living Room
12.9 x 10.9
Fireplace with wooden mantle, brick surround and slate hearth, wood laminate flooring open to.

Dining Room
12.9 x 6.9
Wood laminate flooring.

Kitchen
11.3 x 9.5
Range of high and low level units, laminate work surface, space for fridge freezer, Belfast sink with mixer tap, 4 ring cooker with stainless steel extractor fan, plumbed for washing machine, wood laminate flooring.

Bathroom
White suite comprising corner shower, vanity sink unit with mixer tap, low flush WC, part panelled and tiled walls, ceramic tiled floor.

Rear Porch
Part panelled walls, ceramic tiled floor, door to rear.

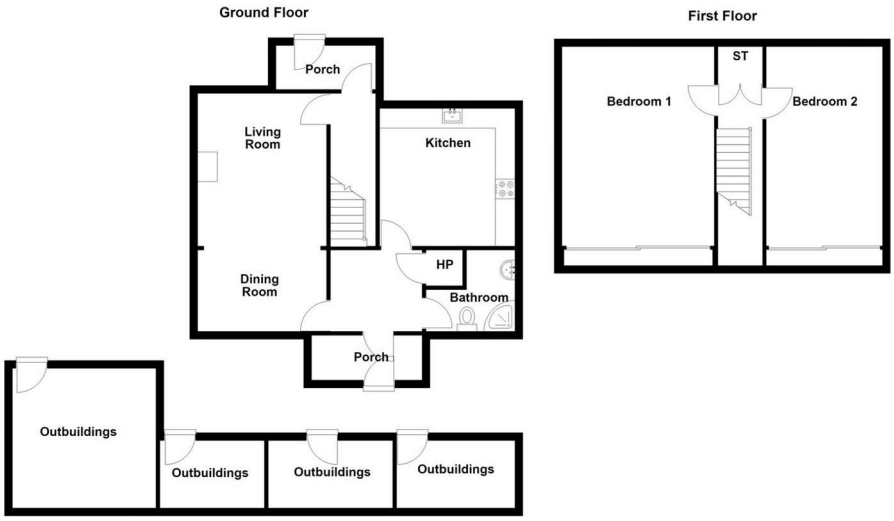
First Floor

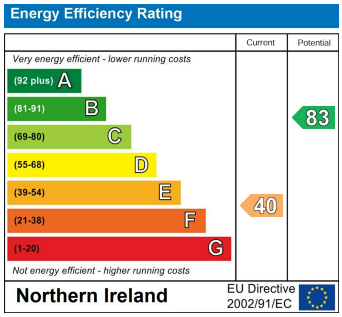
Landing

Bedroom 1
18.3 x 12.8
Built in robes, wood laminate flooring

Bedroom 2
18.3 x9.8
(at widest point)
Built in robes, wood laminate flooring.

Outside
Rear - Enclosed rear yard with four multi-use outbuildings
Front - Large paved driveway, mature shrubs and trees.





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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We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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