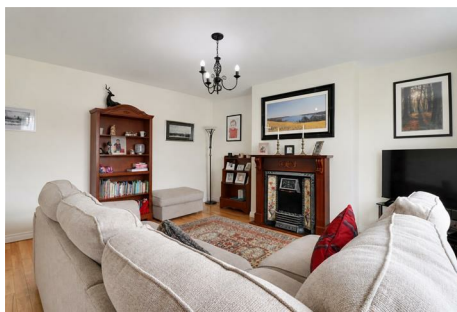




28 Joe Tomelty Drive Portaferry, Newtownards, BT22 1RP

Set on a slightly elevated site with partial views of Strangford Lough to the front, this detached bungalow will be suitable to a wide variety of potential buyers, from those thinking of retirement to those starting a family, and must be viewed internally to be fully appreciated.

Currently the property offers 3 double bedrooms, a family bathroom, with bath & separate shower, a lounge, with feature fireplace, and a generous kitchen/diner. For many this will be all you need but, for family buyers in particular perhaps, the potential to open up the roof space and add additional accommodation will be the deal clincher and would make this into an enviable family home (subject to relevant assessments and consents).

The property benefits from uPVC double glazing and oil fired central heating. Externally there are gardens in lawn to both front & rear with a paved patio/sun terrace, a garden room and a garden shed plus a pebbled driveway.

All in all this is a great home as it is or an even better home if you choose to make the alterations so contact us today to secure a personal viewing.

Offers Around £225,000

28 Joe Tomelty Drive

Portaferry, Newtownards, BT22 1RP



- Practical detached bungalow on elevated site
- Lounge with feature fireplace
- Gardens to front & rear in lawn with paved patio, garden room and shed
- Please see our website for full details.
- Partial views of Strangford Lough to the front
- Kitchen with casual dining area
- Pebbled driveway
- 3 double bedrooms
- Family bathroom with bath & separate shower
- uPVC double glazing - Oil fired central heating

Entrance

Hallway

Lounge

49'2"32'9" x 45'11"36'1" (15'10 x 14'11) **Tenure**

Kitchen/Diner

52'5"6'6" x 45'11"36'1" (16'2 x 14'11)

Bathroom

8'1x8'3 (2.46mx2.51m)

Bedroom 1

13'1x10'7 (3.99mx3.23m)

Bedroom 2

10'9x8'9 (3.28mx2.67m)

Bedroom 3

10'10x9'9 (3.30mx2.97m)

Outside

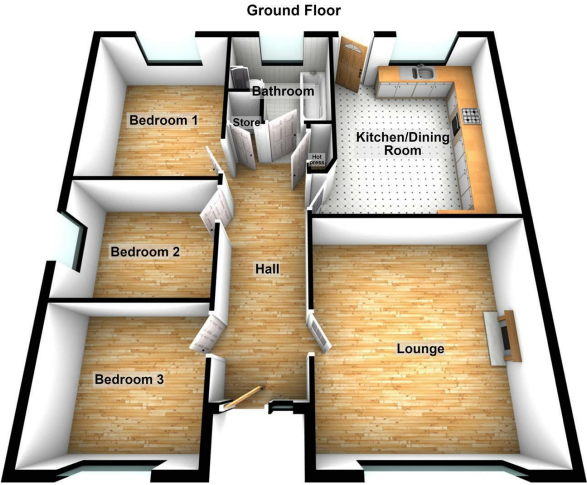
Property misdescriptions



Directions



Floor Plan





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		