



49 The Tides

Portavogie, Newtownards, BT22 1SE

Located in the original phase of "The Tides, Portavogie," these detached homes rarely come to market. This property has been in the same family ownership from the outset and has been very neatly maintained throughout its lifetime.

The property currently offers 3 double bedrooms, including a master with en-suite shower room. Bedroom 2 is especially large and was originally designed as two bedrooms. This could be reconfigured as a 4 bedroom home by the construction of a simple stud wall and the creation of a new doorway onto the landing if required. There is a fully tiled family bathroom with corner bath.

The ground floor offers a spacious lounge, with feature fireplace, a dining room, a sun room, a kitchen and a WC. It benefits from uPVC double glazing and Oil fired central heating.

Externally the property enjoys a nice level and generous site with gardens in lawn to front & rear, mature fruit trees and pebbled driveway with additional parking space.

All in all this is an impressive detached family home that is something of a blank canvas which, with just a little vision, could be brought right up to date for the fortunate new owners.

Offers Around £229,950

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- Spacious detached family home
- Kitchen with archway to dining room
- Detached garage with generous driveway and parking area
- Please see our website for full details.
- 3 double bedrooms - Master en-suite
- Sun room
- uPVC double glazing - Oil fired central heating
- Lounge with feature fireplace
- Family bathroom
- Generous gardens to front and rear in lawn with fruit trees

Entrance

Entrance Hall

Lounge

16'03x10'11 (4.95mx3.33m)

Dining Room

10'03x10'1 (3.12mx3.07m)

Sunroom

10'1x10'4 (3.07mx3.15m)

Kitchen

12'10x10'03 (3.91mx3.12m)

WC

4'10x5 (1.47mx1.52m)

First floor landing

Bedroom 1

13x12'10 (3.96mx3.91m)

En-Suite

8'09x2'10 (2.67mx0.86m)

Bedroom 2

10'03x14'06 (3.12mx4.42m)

Bedroom 3

7'03x11 (2.21mx3.35m)

Bathroom

10'3x9'01 (3.12mx2.77m)

Garage

18'11x11'11 (5.77mx3.63m)

Outside

Tenure

Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	