

NEW HOMES · PORTAVOGIE

Gowland

Detached and semi-detached modern homes

01 · THE LOCATION

Where the peninsula *meets the sea*

Gowland sits on the Warnock's Road in Portavogie, just a few hundred yards from the main Shore Road into the village. Its position gives easy access to the surrounding peninsula, and to Bangor and Belfast for those who commute.



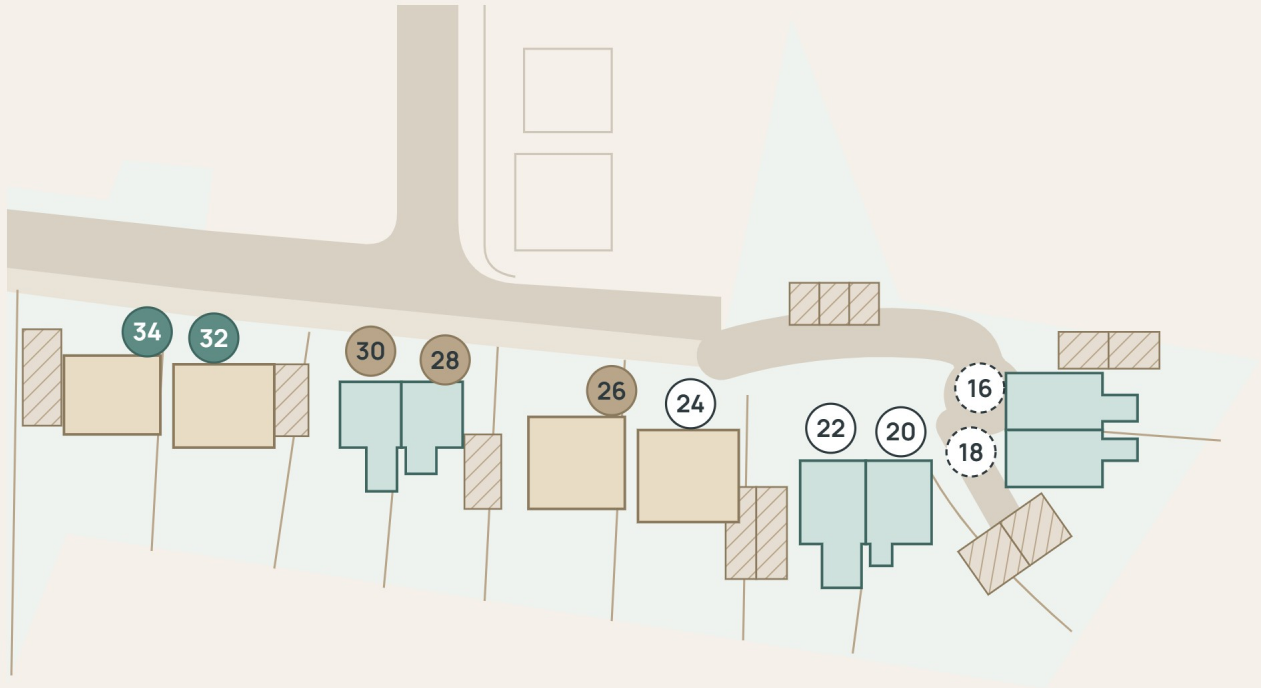
EASY ACCESS TO

Approximate drive from Gowland

Portaferry 8 miles · 15 mins	**Millisle** 12 miles · 20 mins	**Donaghadee** 15 miles · 25 mins
Newtownards 16 miles · 25 mins	**Bangor** 19 miles · 35 mins	**Belfast** 26 miles · 45 mins

02 · SITE PLAN

Gowland *Grove*



Available · Sale agreed · Not yet released · Future release · Driveways and parking

Not to scale

AVAILABLE NOW

32 — 32 Gowland Grove
Type B · 4 bed detached chalet bungalow · 1,400 sq ft

34 — 34 Gowland Grove
Type B · 4 bed detached chalet bungalow · 1,400 sq ft

Other plots are sale agreed or not yet released. Register your interest on 028 91 888 000 to hear about future releases.

The peace of mind of a *brand new home*

Everything at Gowland is built new, finished to a modern specification and backed by a structural warranty, so you can settle in with confidence.

10-year structural warranty

Every home is covered by the Global Homes Warranty, protecting the structure of your home for ten years.

Lower running costs

Solar PV comes as standard, with double glazing throughout. Buyers could be eligible for a favourable green mortgage.

Make it your own

PC sums towards your kitchen, flooring and tiling let you choose finishes that suit your style.

Ready to move into

Freshly decorated, with landscaped gardens, a composite front door and new fittings throughout.

HOW TO BUY

1. **Register interest** — Call Ulster Property Sales to arrange a viewing.
2. **Reserve your home** — Agree your price and secure your plot.
3. **Legal and mortgage** — Instruct your solicitor and confirm your mortgage.
4. **Choose finishes** — Use your PC sums where selections are still open.
5. **Collect your keys** — Complete and move into your new home.

TALK TO ULSTER PROPERTY SALES

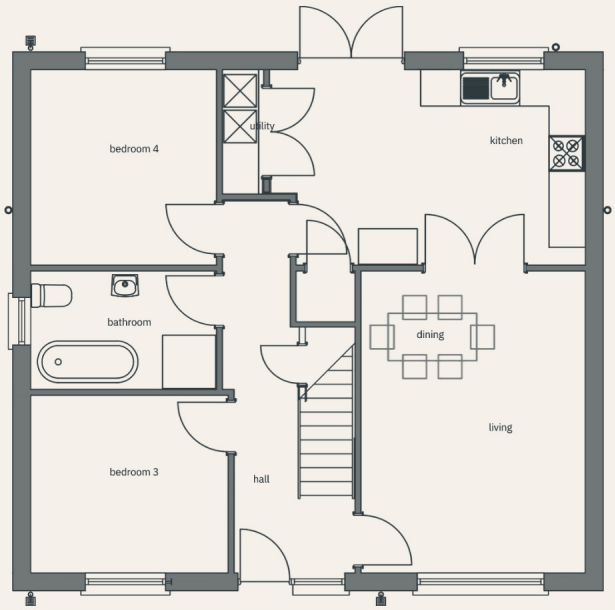
Ask about current availability or arrange a viewing.

028 91 888 000

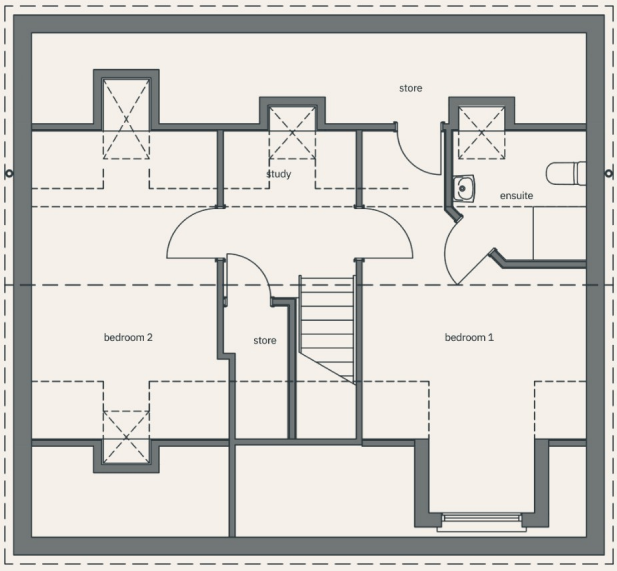
HOUSE TYPE B

Four bedroom *chalet bungalow*

GROUND FLOOR



FIRST FLOOR





1,400 sq ft	4 bedrooms
Detached chalet bungalow	Study on first floor

Two bedrooms and a family bathroom on the ground floor, with an open living and dining space flowing into the kitchen and utility.

Upstairs, bedroom 1 with en suite, bedroom 2, a study and generous storage.

Plots 24, 26, 32 and 34

AVAILABLE NOW

Nos. 32 and 34

Finished *with care*



KITCHEN

PC sum available

SANITARY WARE

Modern white sanitary ware to bathrooms, en suites (where applicable) and WCs

Shower tray and enclosure to en suites

PC sum towards floor and splashback tiling

INTERNAL DETAILING

Pre-finished oak internal doors with contemporary door furniture

Painted skirting boards and architraves

Painted balustrades and handrails to stairs

Walls and ceilings painted in emulsion

Recessed spotlighting in the kitchen, hall, bathroom and utility

EXTERNAL FINISHES

Oil-fired central heating

Double glazed windows in uPVC frames

Composite front door with 5-point locking system

PVC guttering and downpipes

Landscaped front and rear gardens

Close-boarded timber fencing to rear boundaries

WARRANTY

Global Homes Warranty

SUPPLIERS

Kitchens: Make Kitchens

Bathrooms: Watershed

Tiling and flooring: to be confirmed

PC SUMS

	DETACHED	SEMI-DETACHED
Flooring	£1,000	£1,000
Tiling (fitting included)	£1,200	£1,000
Kitchen	£3,500	£2,500

Renewable energy technology *in every home*

By embracing this energy-efficient technology, Gowland buyers could be eligible for favourable 'green mortgages'.

Solar PV system INCLUDED

Every home has a 6-panel system. The black panels sit flush with the roof, so their low profile keeps them sleek and inconspicuous.

Electric vehicle charger PRE-WIRED

Every home is pre-wired for an electric vehicle charge point, and buyers can upgrade to a full EV charger installation during the build.

Energy storage unit UPGRADE OPTION

Store the energy your solar PV system produces, ready to use when you need it.








REGISTER YOUR INTEREST WITH

ULSTER PROPERTY SALES
UPS

028 91 888 000

GLOBAL
10 YEAR STRUCTURAL WARRANTY

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