



## 8 Springfield Road

Portavogie, Newtownards, BT22 1ER

Located within a stones throw of the Irish Sea coastline and the promenade, this detached home is just waiting for a new lease on life.

The property is of relatively recent construction but, sadly will require some refreshing and upgrading. It offers up to 4 bedrooms, with 2 on the ground floor, including a master bedroom with ensuite shower room and sea views. Additionally there is a lounge, a kitchen with dining area, a ground floor bathroom and a conservatory, accessed via bedroom 4 on the ground floor.

The property benefits from uPVC double glazing and fascia and oil fired central heating (Not tested) whilst, externally, the grounds provide off street parking for two cars and a pleasant, enclosed patio area.

It's hard to over state the attractiveness of the setting of this home, especially given the very attractive asking price. The beach opposite is a hidden gem and the promenade is an ideal place to exercise with a childrens playpark also nearby.

Internal viewing is essential as is some realism about the potential on offer with this property.

**Offers Around £145,000**

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- Detached chalet style home in need of some TLC
- Kitchen/diner
- uPVC double glazing & fascia
- Convenient to coastal walks.
- Up to 4 bedrooms - master ensuite
- Ground floor bathroom
- Oil fired central heating
- Lounge with mock fireplace
- Conservatory
- Manageable gardens with gravel driveway

## Entrance

## Entrance hall

## Lounge

14'7x10'11 (4.45mx3.33m)

## Kitchen/diner

14'7x11'6 (4.45mx3.51m)

## Bathroom

8'2x8 (2.49mx2.44m)

## Bedroom 4

11'7x9'10 (3.53mx3.00m)

## Conservatory

7'1x5'10 (2.16mx1.78m)

## Bedroom 3

10'11x9'10 (3.33mx3.00m)

## Landing

## Bedroom 1

14'6x14'1 (4.42mx4.29m)

## Ensuite shower room

6x4'11 (1.83mx1.50m)

## Bedroom 2

11'6x9'10 (3.51mx3.00m)

## Outside

## Tenure

## Buyers notes

## Property misdescriptions



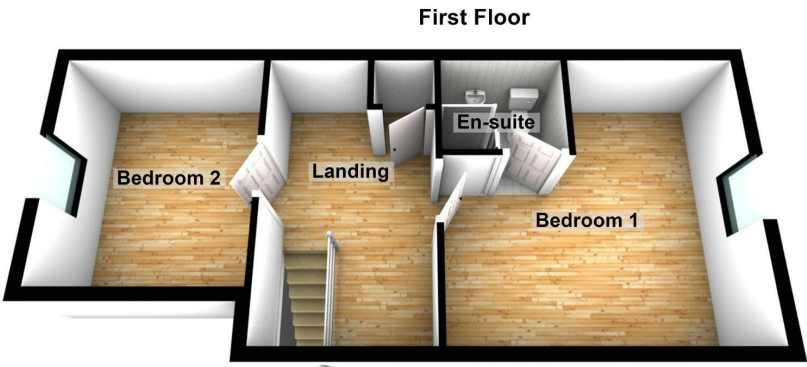
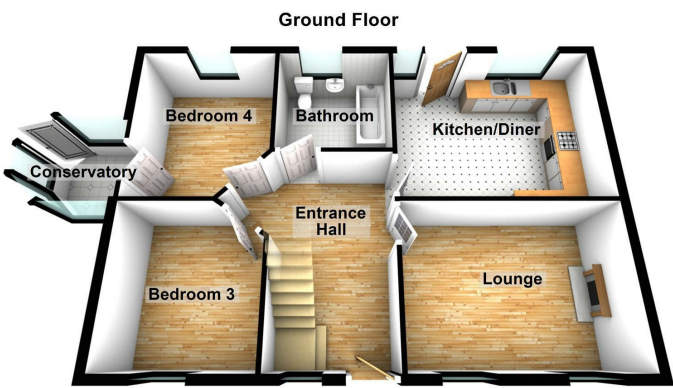
## Directions

Travelling into Portavogie from Ballyhalbert along the coast road number 8 Springfield Road is located just past the car/play park on the right.





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