



## 161 Main Road Portavogie, Newtownards, BT22 1DA

"If ever there was a property that needed to be viewed internally to be appreciated, this is it!"

A quaint bungalow? Maybe 3 bedrooms? Think again! This property offers extremely versatile accommodation with up to 5 double bedrooms (2 on the first floor) and 3 reception rooms plus a bathroom, a shower room and an en-suite. It extends to approximately 2,000 sq.ft. and sits on a site of approximately 0.3 acres with sea views to the rear and countryside views to the front".

Daily life centres around a lovely kitchen/diner, with central island, which leads to a charming sitting room, with feature rustic brick fireplace and cast iron stove. To the rear is a "lobby", currently used as a home office area, which leads to a utility room and integral garage. The property benefits from uPVC double glazing & fascia and oil fired central heating.

Inside and out the property is beautifully presented and would make an enviable family home or retirement home. With the Ards Peninsula coastline with its unspoilt beaches within sight and easy reach this is a lovely place to spend time, relax and enjoy life yet Newtownards is just 30 minutes or so to the North via car.

Internal viewing essential and can be arranged strictly by prior appointment via the agent.

**Offers Around £325,000**

# 161 Main Road

## Portavogie, Newtownards, BT22 1DA



- Deceptively spacious & versatile detached home
- Kitchen/diner with central island plus separate utility room
- Rear lobby/study area
- Please check our website for full details
- Sea views to rear - Countryside views to front
- Lounge with rustic brick fireplace & multi fuel stove
- Integral garage plus tarmac driveway and parking area
- 5 or more bedrooms, depending on needs - Master en-suite - 2 on first floor
- Bathroom + Separate shower room
- Gardens to front, side & rear extending to approx. 0.3 acres

### Entrance

### Porch

4'5x2'9 (1.35mx0.84m)

### Entrance hall

### Kitchen/diner

21'5x13'9 (6.53mx4.19m)

### Lounge

14'11x12'7 (4.55mx3.84m)

### Dining room

11'9x10'2 (3.58mx3.10m)

### Sitting Room/Bedroom 5

13'8x11'9 (4.17mx3.58m)

### Family room/Bedroom 4

11'8x9'11 (3.56mx3.02m)

### Bedroom 1

14'9x9'11 (4.50mx3.02m)

### En-suite shower room

11'10x4'10 (3.61mx1.47m)

### Bathroom

9'11x8'4 (3.02mx2.54m)

### Shower room

9'11x5'7 (3.02mx1.70m)

### Landing

### Bedroom 2

11'10x11 (3.61mx3.35m)

### Bedroom 3

11x10 (3.35mx3.05m)

### Rear lobby

11'9x6'10 (3.58mx2.08m)

### Utility Room

14'1x5'2 (4.29mx1.57m)

### Integral garage

16'3x14'2 (4.95mx4.32m)

### Outside

### Tenure

### Property misdescriptions

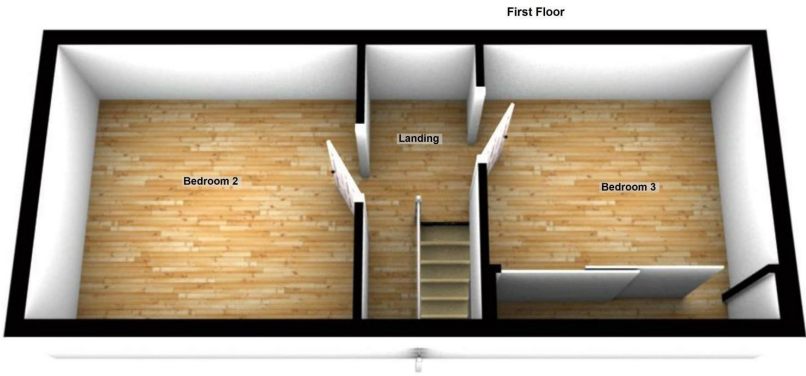
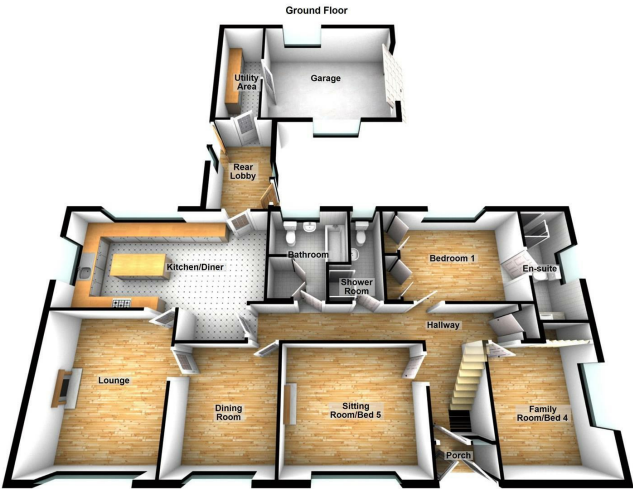


### Directions





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 <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 |           |