

93 Harbour Road

Portavogie, Newtownards, BT22 1EA

"Ever dreamt of a home with a sea view and easy access to the beach but thought you couldn't afford it? Check out 93 Harbour Road, Portavogie. A property that ticks all those boxes and more besides."

With a double storey extension to the rear, this property is genuinely deceptively spacious and, surprisingly, offers 3 well proportioned bedrooms plus a bathroom on the first floor. The ground floor provides a spacious lounge, with feature fireplace, leading through to a well proportioned kitchen with dining area to the rear. It is very nicely presented with something of a "beach house/cottage vibe" that really suits its location.

The property benefits from uPVC double glazing and oil fired central heating and includes a small enclosed yard to the rear and communal parking area to the front.

The comings and goings in the harbour are hypnotic and the virtually unspoilt beaches in this area are a haven for de-stressing and exercise whilst The Quays Restaurant and Besties lounge bar are amongst the range of local amenities to meet you basic needs.

Whether a first time buyer, fresh starter, holiday home buyer or buy to let investor, internal viewing is essential to fully appreciate this keenly priced home so call us today to avoid missing out.

Offers Around £115,000

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- Extended and nicely modernised terraced home
- Lounge with feature fireplace & partially open plan to kitchen/diner
- uPVC double glazing - Oil fired central heating
- Please see our website for full details.
- Harbour and sea views to the front
- Kitchen with casual dining area
- Enclosed yard to rear with bins access
- 3 bedrooms
- Family bathroom
- A short walk to the local beaches - A perfect holiday home perhaps?

Entrance

Bedroom 3

Entrance hall

8'8x7'5 (2.64mx2.26m)

Lounge

17'8x14'9 (5.38mx4.50m)

Outside

Kitchen/diner

12'7x10'1 (3.84mx3.07m)

Tenure

Landing

Property misdescriptions

Bathroom

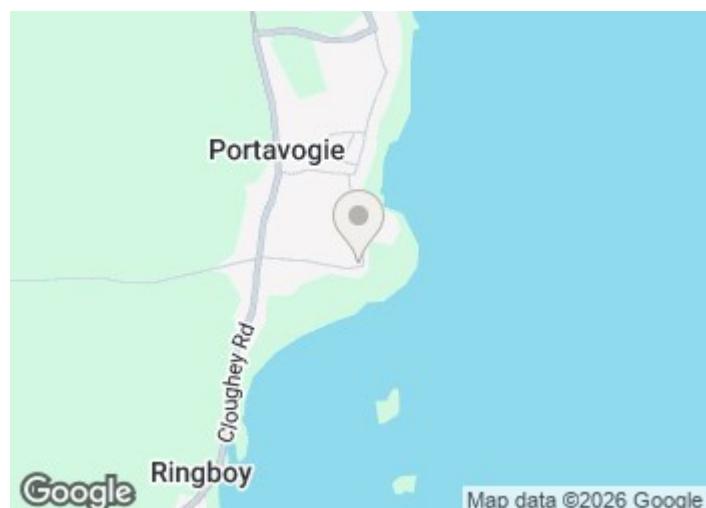
6'11x5'7 (2.11mx1.70m)

Bedroom 1

15x10'1 (4.57mx3.07m)

Bedroom 2

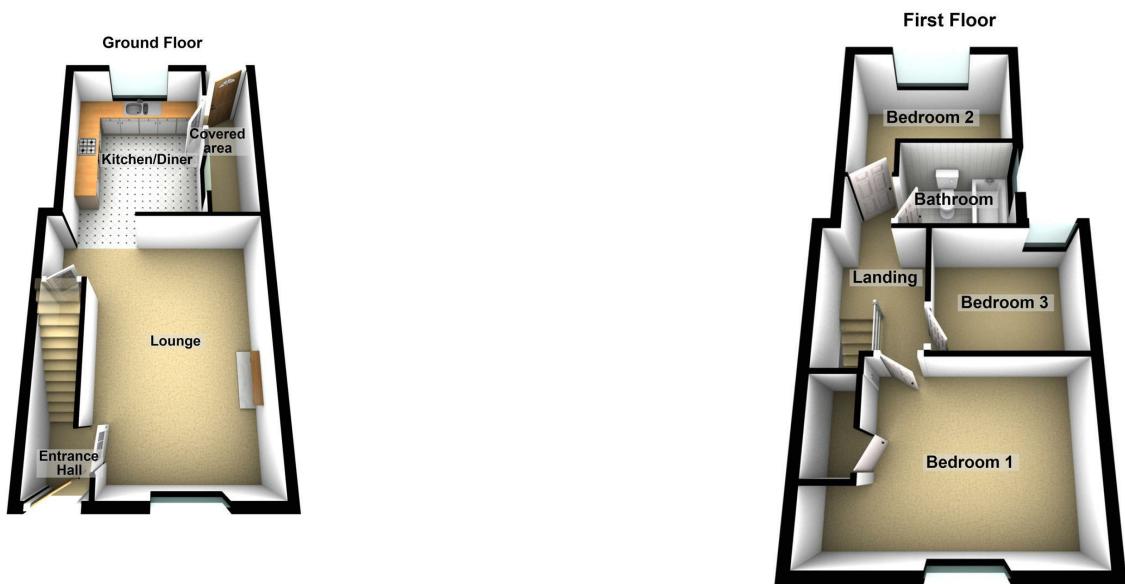
10'1x8'9 (3.07mx2.67m)



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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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