



## 47 Springfield Road Portavogie, Newtownards, BT22 1EP

"I think I'm actually speechless! I have literally run out of superlatives!" This is more than just a beautiful home - it's a lifestyle - one that embraces the sea, the beach and nature at its very best. The property began life as a stone cottage but has been significantly extended and fully modernised to create a truly beautiful home, that retains much of its original cottage feel, but with 3 generous first floor bedrooms and a potential 4th on the ground floor, it's anything but humble. Everything is finished to an exacting standard from the luxury kitchen/diner, with solid oak doors, to the lounge, with its mutil fuel stove and parquet flooring, and the two beautiful bathrooms, one on each floor making this a very practical home with potential to accommodate an elderly relative if required perhaps. So much of this home is about its setting though - those beautiful gardens with greenhouse, patio area, and lawns that lead you right to the dunes & the sea views and offers direct access, via wooden steps, to the beach. A lovely paved patio allows wonderful views of the beach as you relax at the end of the day and the range of brick and wooden sheds/workshops plus the detached cottage, which is currently utilised as a games room and utility area offers space to store, create or recharge. Properties like this don't come along ever day so contact us at your earliest opportunity to secure a personal viewing and see it for yourself.

**Offers Around £325,000**

# 47 Springfield Road

Portavogie, Newtownards, BT22 1EP



- Stunning detached home with direct access to the beach
- Modern kitchen/diner with patio doors to rear terrace
- Detached cottage with games room & utility area
- Please see our website for full details.
- Versatile accommodation - 3 first floor double bedrooms
- Luxury ground floor bathroom - First floor shower room
- Generous gardens in lawns with patio overlooking the beach
- Lounge with multi fuel stove
- Ground floor snug/bedroom 4
- uPVC double glazing - Oil fired central heating

## Entrance

### Entrance Porch

2'10x5'9 (0.86mx1.75m)

### Lounge

19x11'4 (5.79mx3.45m)

### Kitchen/Diner

13'6x11'4 (4.11mx3.45m)

### Rear Hallway

### Bathroom

7'3x5'10 (2.21mx1.78m)

### Snug/Bedroom 4

9'6x13'1 (2.90mx3.99m)

### First floor landing

## Shower Room

6'10x3'11 (2.08mx1.19m)

### Bedroom 1

15'1x12'2 (4.60mx3.71m)

### Bedroom 2

13'9x11'5 (4.19mx3.48m)

### Bedroom 3

13x11'4 (3.96mx3.45m)

### Cottage - Games room & Utility area

27'10x13 (8.48mx3.96m)

## Outside

## Tenure

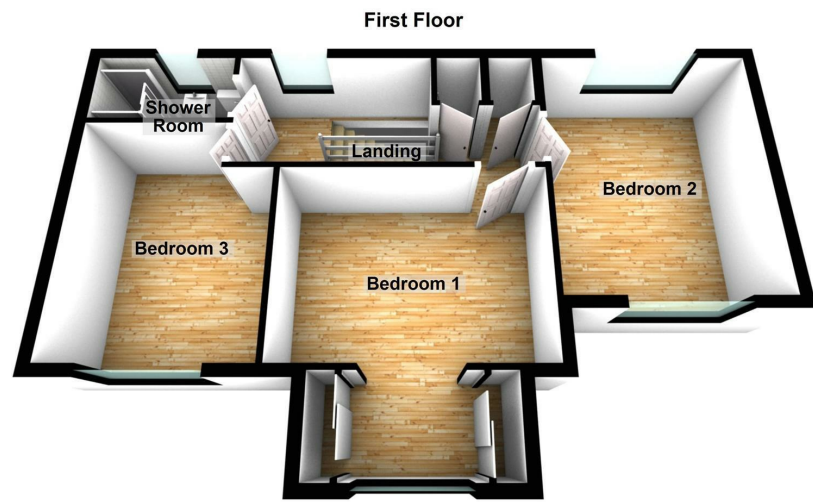
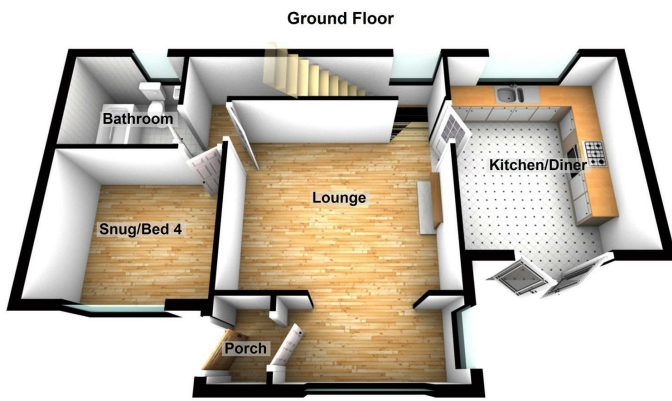
## Property misdescriptions



## Directions



# Floor Plan



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