

ULSTER PROPERTY SALES

UPS

DONAGHADEE - SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 WINDMILL LANE,
PORTAFERRY,**

ASKING PRICE £449,950

This fantastic home is located on Windmill Lane on the outskirts of Portaferry. With only a few houses on the lane and benefitting from spectacular views of Strangford Lough, this is a prime location due to privacy, scenery and proximity to amenities.

Portaferry is a thriving town with a great range of amenities including coffee shops, restaurants and independent retailers. The town has enjoyed a recent surge of interest from overseas clients who have been charmed by the scenery and community spirit you find there.

As you approach the property, you will appreciate the size and site and on entering the home, there is a feeling of space and light throughout. The ground floor comprises living room, dining room with area for seating, conservatory, kitchen with space for informal dining and ample storage areas. The first floor has four good-sized bedrooms, primary with ensuite shower room and a recently modernised luxury bathroom with feature free-standing bath.

This property will appeal to a wide range of viewers due to location, size and finish and we recommend viewing at your earliest convenience to avoid disappointment.



Key Features

- Beautiful Detached Property On An Elevated Site With Lough Views
- Three Well Proportioned Reception Areas, Two With Fireplaces
- Four Good Sized Bedrooms, Primary With Ensuite Shower Room
- Luxury Family Bathroom With Free Standing Bath And Shower Enclosure
- Within Minutes Of Portaferry Town Centre And All Local Amenities
- Traditional Style Kitchen With Space For Informal Dining
- Landscaped Gardens To Front And Rear With Mature Trees And Hedging
- Viewing Is Highly Recommended For This Substantial Home



Accommodation

Comprises:

Entrance Porch

Entrance Hall

Storage area.

Living Room

17'1" x 12'1"

Inglenook style fireplace with "Ecoboiler" stove (heats radiators and water), marble hearth, carved wood surround and mantle, corniced ceiling, ceiling rose and bay window.

Dining Room

24' x 10'

Wood laminate flooring, gas fireplace with marble hearth, inset, surround and mantle, corniced ceiling, ceiling rose, double doors to rear garden and double door to conservatory.

Conservatory

15'1" x 10'1"

Tiled floor, overlooking front garden.

Kitchen

12'1" x 12'1"

Range of high and low level units with laminate work surfaces, one and a quarter bowl sink unit with mixer tap and built in drainer, integrated under oven, four ring electric hob, extractor fan, space for American fridge freezer, feature glazed unit, recessed spotlighting, partly tiled walls, tiled floor and space for dining area.

Rear Hall

6'1" x 3'1"

Tiled floor and door to rear garden.

First Floor

Landing

Primary Bedroom

17' x 12'1"

Lough views.

Ensuite

White suite comprising walk in shower enclosure with overhead shower and glazed shower door, low flush wc, pedestal wash hand basin, velux type window, extractor fan, partly tiled walls and tiled floor.

Bedroom 2

12 x 10

Double room, built in robes, lough views.

Bedroom 3

10'1" x 9'1"

Double room.

Bedroom 4

Lough views.

Bathroom

Outside

Front: Tarmac driveway with parking for multiple vehicles, access to garage, area in lawn, Lough views, mature trees and hedging.

Rear: Fully enclosed, area in lawn, bedding areas, oil storage tank, outside light, outside tap, mature shrubs, trees and hedging, access to garage.

Garage

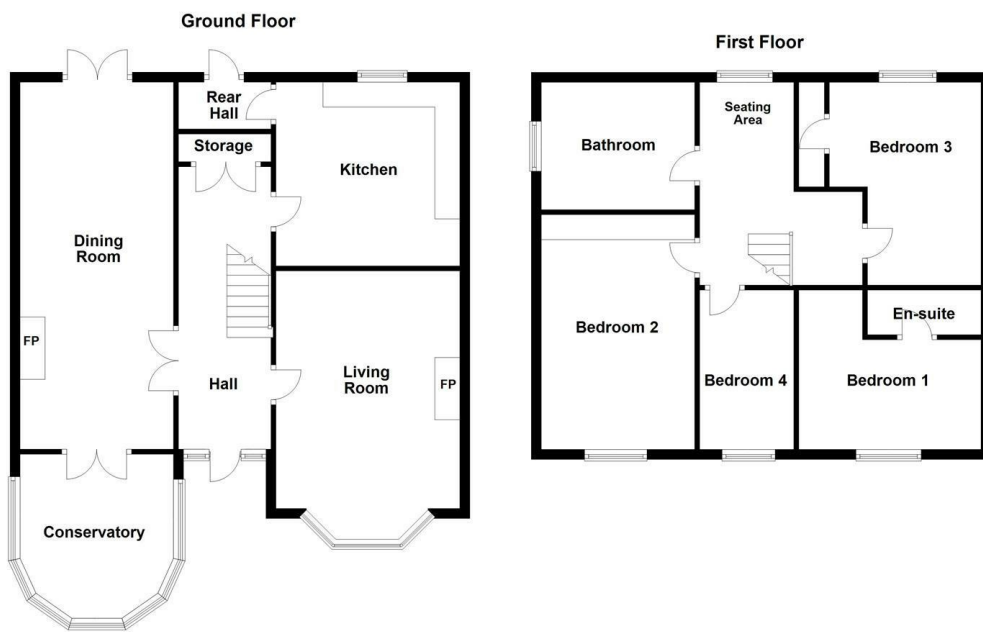
Up and over roller door, power and light.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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