

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 BALLYPHILIP ROAD,  
PORTAFERRY,**

**ASKING PRICE £279,950**



## PUBLIC NOTICE

ADDRESS: 'Duff House' 10 Ballyphilip Road, Portaferry BT22 1R

We are acting in the sale of the above property and have received an offer of £278,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: E42 /51

'Duff House'. A stunning detached property located on the Ballyphilip Road in the picturesque village of Portaferry. This magnificent house boasts not only a prime location but also an impressive seven bedrooms and three bathrooms, making it an ideal home for a large family or those who love to entertain guests.

As you step inside, you'll be greeted by a spacious welcoming hallway. The property features two generously sized living areas, offering plenty of space for any family to unwind and enjoy quality time together.

One of the highlights of this property is the breathtaking views of Strangford Lough that can be enjoyed from various rooms, adding a touch of tranquillity to your everyday life. Additionally, the house is adorned with charming period features throughout, adding character and a sense of history to the space.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a spacious home to accommodate your growing family, this detached house in Portaferry offers the perfect blend of comfort, style, and charm. Don't miss out on the opportunity to make this beautiful property your new home!



## Key Features

- Detached Property Situated Within The Beautiful Village Of Portaferry
- Two Generously Proportioned Reception Rooms With Fireplaces
- Substantial Family Kitchen With Rear Extension
- Gardens To Front And Rear With Plenty Of Storage Space
- Within Minutes Of Portaferry Town Centre And All Local Amenities
- Period Features Throughout With Views Of Strangford Lough
- Seven Bedrooms Featuring Open Fireplaces
- Viewing Is Highly Recommended For This Substantial Period Home



### Accommodation

#### Comprises:

#### Porch

Tiled floor.

#### Entrance Hall

Tiled floor, cornicing, ceiling rose, picture rail, dado rail, recessed spotlights, under stair storage.

#### Drawing Room

16'7 x 14'3

Fireplace with tiled surround and wooden mantle, corniced ceiling and picture rail, panelled bay window.

#### Living Room

20'4 x 14'3

Fireplace with tiled inset, tiled hearth and wooden mantle, cornicing, picture rail and dado rail, recessed spotlights and wood laminate flooring.

#### Rear Hall

#### Cloakroom

8'0 x 7'7

Hot press with storage, shelved.

#### Downstairs Shower Room

White suite comprising corner shower, with wall mounted overhead shower, and sliding glass door, low flush w/c, pedestal wash hand basin with mixer tap, heated towel rail, panelled walls.

#### Kitchen

16'10 x 13'0

Range of high and low level units, granite worktops, stainless steel sink with built drainer and mixer tap, integrated electric oven and hob with extractor fan, island unit with shelving, integrated fridge freezer, recessed spotlighting, part tiled walls, door leading to paved patio area.

#### Kitchen Extension

14'0 x 11'10

Tiled floor, pulley airing rack, granite worktops and range of high and low level units, pace for range cooker.

#### First Floor

#### Landing

Feature stained glass window, cornicing and dado rail.

#### Bedroom 1

17'0 x 14'9

Original fireplace with tiled inset and hearth, corniced ceiling, built in wardrobes, stunning views of Strangford Village and Lough.

#### Ensuite Shower Room

Comprising of low flush wc, pedestal wash hand basin, enclosed shower, recessed lighting, extractor fan and walk in wardrobe.

#### Bedroom 2

16'7 x 14'8

Original fireplace with coloured tiled inset and hearth, corniced ceiling and picture rail.

#### Bedroom 3

14'8 x 12'0

Original fireplace with coloured tiled inset and hearth, corniced ceiling and picture rail.

#### Bathroom

14'3 x 8'4

White suite comprising claw foot bath with brass effect fittings, low flush wc, bidet, pine effect vanity unit with wash hand basin, corner shower cubicle, recessed lighting, extractor fan and wall mounted towel rail.

#### Second Floor

#### Bedroom 4

20'7 x 11'7

Original fireplace with tiled hearth, stunning views of Strangford Lough.

#### Bedroom 5

17'0 x 11'6

Original fireplace with decorative tiled hearth and stunning views of Strangford Lough.

#### Bedroom 6

12'10 x 12'0

#### Bedroom 7

39'4"26'2" x 26'2"13'1"

Bedroom or study.

#### Outside

Front - stone driveway with parking, lawns to front and side, coloured paviour steps and pathway.  
Rear - coloured brick paviour patio area with steps from kitchen, area in stone.  
Store - wooden doors, oil fired boiler, light and power.





















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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. Please contact us for more details.

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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