

ULSTER PROPERTY SALES

UPS

RENTALS - DONAGHADEE

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 SEAVIEW COURT, PORTAVOGIE,
BT22 1GQ**

£875 PER MONTH



Welcome to Seaview Court, Portavogie - a charming location for this delightful semi-detached house. This spacious property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a cosy living room featuring a beautiful fireplace, ideal for relaxing evenings. The open plan kitchen and dining area provide a perfect space for entertaining guests or enjoying family meals together.

With a family bathroom comprising a three-piece white suite and an additional downstairs w/c, convenience is key in this lovely home. The property is equipped with oil-fired central heating and UPVC double glazed windows.

Outside, the stoned driveway offers ample parking space for multiple vehicles. The enclosed rear garden provides a private outdoor space, perfect for children to play or for hosting summer barbecues.

Located in a quiet cul-de-sac within walking distance of the sea, this property offers both tranquillity and convenience. Don't miss the opportunity to make this house your home and enjoy the best of coastal living in Portavogie.



Key Features

- Spacious Three Bedroom Semi Detached Property In Popular Residential Area Within Walking Distance Of The Seafront And Main Arterial Routes
- Living Room With Feature Fireplace
- Modern Fitted Kitchen/Dining Basking In Natural Light
- Three Double Bedrooms
- Family Bathroom And W/C Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Stoned Driveway With Space For Multiple Vehicles And Fully Enclosed Rear Garden
- Early Viewing Recommended, To Not Miss Out On A Beautiful Family Home



Accommodation Comprises

Hall

Tiled floor, storage under the stairs.

Living Room

12'1" x 15'4"

Wood laminate floor, open fireplace with tiled hearth, iron surround and mantle.

W/C

White suite comprising wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls.

Kitchen/Dining Room

11'0" x 20'2"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, range cooker, plumbed for washing machine, tumble dryer, American style fridge/freezer, black extractor hood, tiled floor, part tiled walls, recessed spotlights, space for dining and double doors into enclosed rear garden.

First Floor

Landing

Hot press with storage.

Bedroom 1

10'4" x 14'4"

Double bedroom.

Bedroom 2

10'4" x 12'0"

Double bedroom.

Bedroom 3

9'6" x 10'5"

Double bedroom.

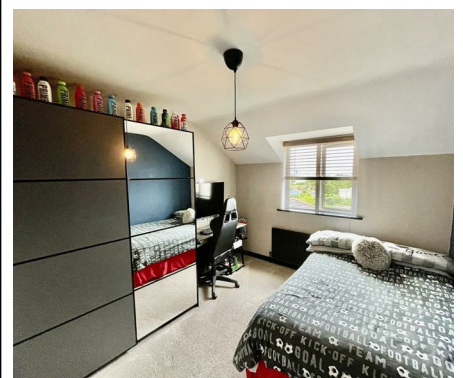
Bathroom

White suite comprising panelled bath with mixer tap, enclosed shower, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, extractor fan.

Outside

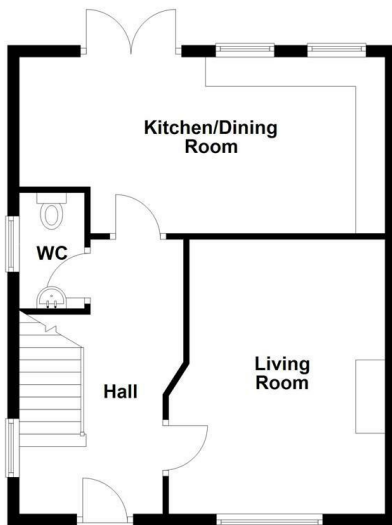
Front - Stoned driveway with space for multiple vehicles, area in lawn.

Rear - Fully enclosed, area in lawn, patio area, area in stones, storage space, outside tap and light, gate for bin access, oil tank, oil boiler.

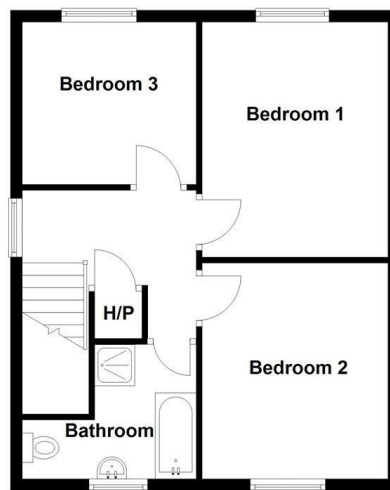




Ground Floor



First Floor



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		69	74
(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	

4 Seaview Court, Portavogie

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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