

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**106 PORTAFERRY ROAD,
NEWTOWNARDS, BT22 2AH**

OFFERS AROUND £350,000

Nestled on Portaferry Road in Newtownards, this charming detached bungalow offers a tranquil retreat with stunning views of the Lough and iconic Scrabo Tower.

Step inside to discover a cosy living room adorned with an inviting open fireplace, perfect for relaxing evenings with loved ones. The property features two well-appointed bedrooms, ideal for a small family or those seeking a peaceful abode. The shower room comprises a functional white suite.

Outside, a spacious drive-way awaits at the front of the property, providing convenient parking options. The surrounding garden, complete with a garage and outhouse, offers ample space for outdoor activities and storage.

Don't miss the opportunity to make this delightful detached bungalow your own and wake up to picturesque views every day.



Key Features

- Two Bedroom Detached Bungalow Boasting Beautiful Views Of The Lough And Scrabo Tower
- Kitchen With A Good Range Of Units
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Driveway To Front Of The Property And Surround Garden With Garage And Outhouse
- Good Sized Living Room With Open Fireplace
- Shower Room Comprising White Suite
- Open Plan Dining Area With Storage
- Early Viewing Is Highly Recommended



Accommodation

Comprises:

Entrance Hall

Solid wood parquet flooring.

Living Room

11'3" x 15'10"

Solid wood parquet flooring, open fireplace with surround and mantle with views of the Lough and Scrabo Tower.

Dining Room

8'10" x 9'8"

Solid wood parquet flooring, hot press and access to roofspace.

Kitchen

11'8" x 11'1"

Range of high and low level units, wood laminate work surfaces, space for fridge/freezer, inset sink unit with mixer tap, part tiled walls, plumbed for washing machine, built in electric under oven, electric hob with extractor fan and hood, recessed spotlighting and access to driveway.

Bedroom 1

9'6" x 13'6"

Solid wood parquet flooring, built in storage with views of the Lough and Scrabo Tower.

Bedroom 2

11'6" x 10'11"

Solid wood parquet flooring with built in storage.

Shower Room

White suite comprising low flush wc, wall mounted wash hand basin, PVC walk-in shower enclosure with overhead shower with glass shower screen and vinyl flooring.

Garage

10'6" x 22'7"

Power and light with overhead garage door.

Outhouse

5'0" x 9'7"











Ground 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.

106 Portaferry Road

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		34	42
(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 91811444.

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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