



This most attractive apartment is situated in the heart of this picturesque and historic town of Portaferry on the shores of Strangford Lough. The property enjoys breathtaking views across The Narrows to Strangford village with the ever changing vistas and marine activity of continual interest.

The spacious accommodation offers an excellent open plan kitchen / living / dining all enjoying superb views and two well proportioned bedrooms - principal room with en suite shower room, and bathroom.

This is a splendid apartment that can be all things to all people - a holiday retreat, a retirement home or even a permanent residence. For those commuting, it is a 45 minute drive to Belfast, with Downpatrick and South Down accessible by ferry.

Offers Around
£185,000

31 The Saltpans,
Portaferry,
BT22 1NX

Viewing by
appointment
through agent
028 9042 4747



- Superb First Floor Apartment
- Uninterrupted Lough Views
- Entertainment Sized Kitchen / Living/ Dining Room
- Two Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- White Bathroom Suite
- Double Glazed Windows / Oil Fired Central Heating / Gas Fire in the Living Area
- Resident & Visitor Parking
- Management Company Approx £1000 per annum
- Ideal Holiday Retreat or Retirement Home
- Sought After Shore Fronting Location

The Property Comprises:

Ground Floor

Communal front door to . . .

ENTRANCE HALL:

Stairs to First Floor.



LIVING ROOM: 14' 7" x 15' 6" (4.44m x 4.72m) Slate fireplace with cast iron and tiled hearth, gas fire (calor gas), pine flooring. Panoramic views.



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Open plan to . . .

KITCHEN/DINING: 14' 3" x 10' 2" (4.34m x 3.1m) Solid cream painted kitchen with range of high and low level unit, stainless steel sink unit with mixer taps, plate rack, integrated fridge and dishwasher, part tiled walls, Rayburn oil fired range for cooking and heating, panoramic views.



BEDROOM (1): 10' 9" x 0" (3.28m x 0m) Pine solid wood flooring.



ENSUITE SHOWER ROOM: Fully tiled shower unit with thermostatic shower unit, pedestal wash hand basin, low flush wc, extractor fan, LED lighting, pine solid wood floor.



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BEDROOM (2): 15' 4" x 11' 0" (4.67m x 3.35m) Pine solid wood flooring.



BATHROOM: White bathroom suite comprising panelled bath, thermostatic shower unit, pedestal wash hand basin, low flush wc, part tiled walls, LED lighting, extractor fan, pine solid wood floor.



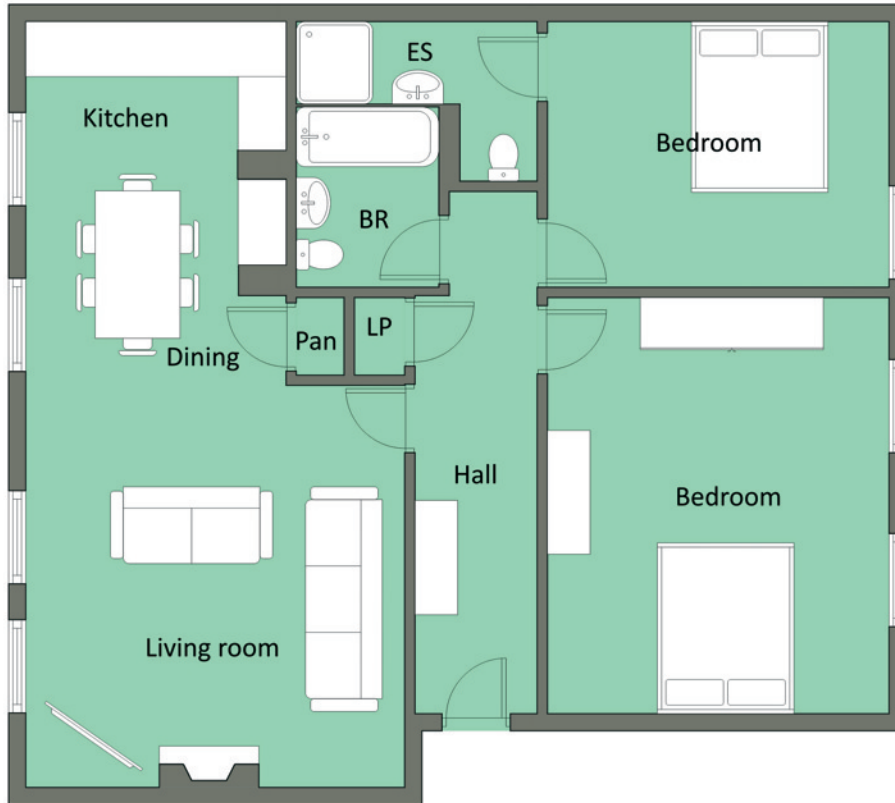
LINEN CUPBOARD: Built-in storage. Megaflo pressurised water system.

Outside

Allocated and visitor parking.



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Location:

When entering the town, follow signs to Ferry Terminal.
At seafront turn left and "The Saltpans" is on the right hand side.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating

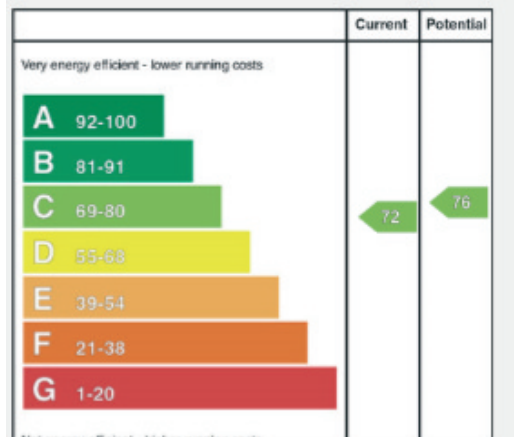
Epc Type: Domestic

Current: C72

Potential: C76

EPC Landmark Code: 7134-1823-1300-0461-9206

[Epc Certificate](#)



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