

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 WESTLANDS, PORTAVOGIE,
NEWTOWNARDS, BT22 1DU**

OFFERS AROUND £155,000



Nestled in the village of Portavogie, this detached house offers a wonderful opportunity for those seeking a coastal retreat. Boasting three bedrooms, ideal for a growing family or those in need of extra space.

The property offers a spacious living room featuring an inviting open fireplace, perfect for cosy evenings during the colder months. The kitchen and dining area provide a lovely space for family meals and entertaining guests.

Conveniently located within walking distance to the village amenities, you'll have easy access to local shops, cafes, and more. Not to mention, the proximity to the beaches allows for leisurely strolls along the shore and enjoying the fresh sea breeze.

With its prime location in Westlands, Portavogie, and its comfortable living spaces, this property presents a fantastic opportunity to create a cosy home by the sea. Don't miss out on the chance to make this charming house your own.



Key Features

- Detached Property Situated Within Walking Distance Of Portavogie Village
- Spacious Living Room With Open Fireplace
- Kitchen With Space For Appliances And A Range Of Units And Area For Dining
- Three Good Sized Bedrooms
- Family Bathroom With Separate Shower Enclosure
- Fully Enclosed Rear Garden
- Space For Two Cars In Driveway
- Will Appeal To A Wide Variety Of People From Investors, To Downsizers, To First Time Buyers Alike



Accommodation

Comprises:

Entrance Hall

Under stair storage.

Guest WC

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

Living Room

11'10" x 15'1"

Wood effect laminate flooring, open fireplace with tiled hearth, cast iron surround and wooden mantle, bay window.

Kitchen / Dining

10'4" x 19'3"

Range of high and low level units, laminate effect work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for cooker, integrated extractor fan, space for fridge freezer, space for dining, part tiled walls, patio doors leading to enclosed rear garden, back door into driveway.

First Floor

Access into roofspace, hot press and storage cupboard.

Bathroom

White suite comprising panelled bath with mixer tap, corner shower, wall mounted overhead shower, low flush wc, pedestal wash hand basin with mixer tap, tiled walls, tiled floor and extractor fan.

Bedroom 1

9'4" x 13'9"

Double bedroom, with access to bathroom, wood effect laminate flooring.

Bedroom 2

9'6" x 11'10"

Double bedroom, dormer window.

Bedroom 3

6'0" x 11'10"

Dormer window.

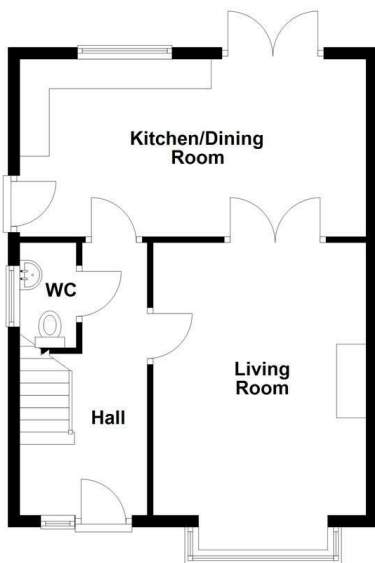
Outside

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

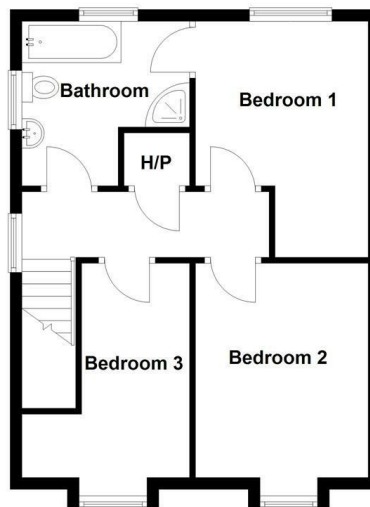




Ground Floor



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			
(55-68) D		56	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

21 Westlands, 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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