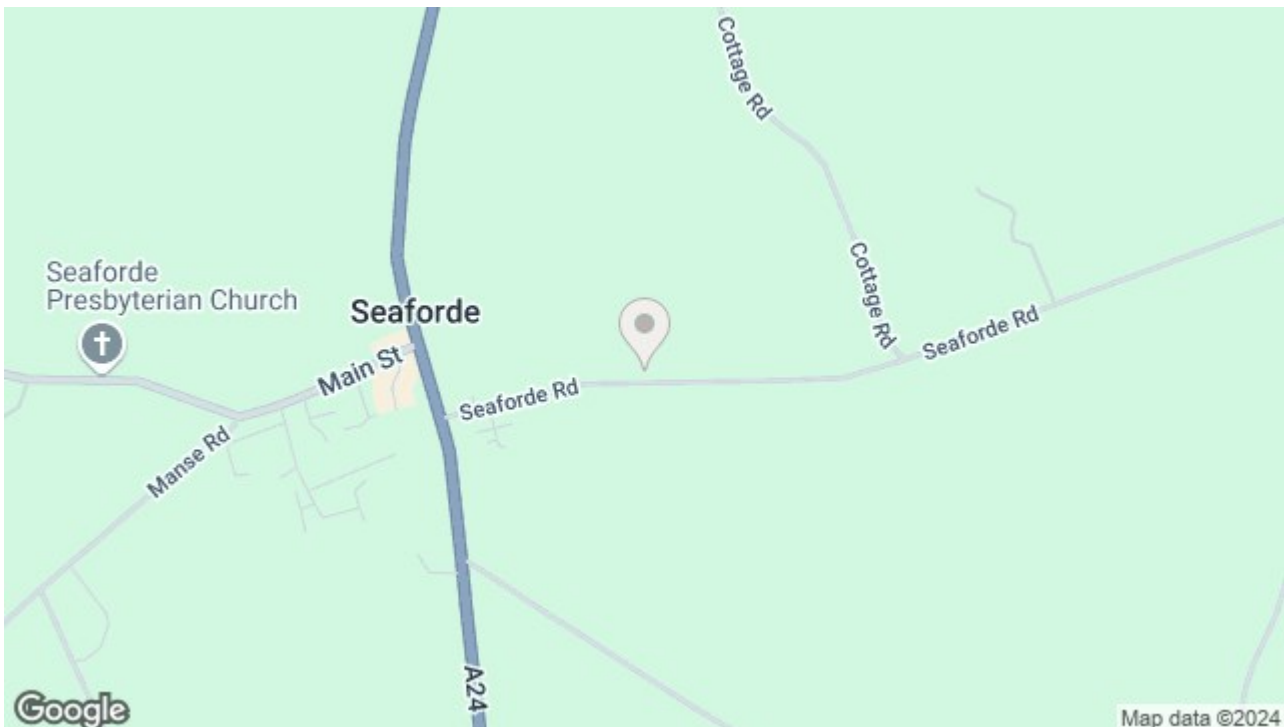




6 SEAFORDE ROAD, SEAFORDE, DOWN., BT30 8NY



OFFERS AROUND £319,950

We are pleased to offer for sale this well presented detached bungalow with a building site in the front garden.

The detached bungalow is set on a mature site, located in the historic and picturesque village of Seaforde. The accommodation currently comprises of four bedrooms (one with ensuite), living room, dining room, kitchen and dining area and a family bathroom. The property further benefits an integral double garage.

Approached via a tarmac driveway there is a large lawned garden to the front with full planning permission to develop a large detached home with stunning views over the surrounding countryside. This is an ideal opportunity for a builder/ developer to build a new family home. Planning approval details are available on request.

With both property's central location it is within easy distance of the local primary schools and a short commute to an excellent range of leading Grammar and Secondary schools, churches and shops. For those with sporting interests various Golf Clubs are just minutes away. Scenic walks and outdoor pursuits of various kinds are all within easy reach.



## At a glance:

- Detached Bungalow
- 4 Bedrooms
- Bathroom
- Dining Room
- Large Garden
- Integral Double Garage
- (One Ensuite)
- Living Room
- Kitchen
- Planning Permission for Site in Garden

### Entrance Hall

Wooden glazed front door into bright and spacious entrance hall with tiled floor. Access to hot press.

### Living Room

21'5" x 15'0"

Fireplace with decorative surround and hearth and multi fuel burning stove which heats all the radiators. Bay window and feature cornicing. Wooden flooring. Open plan through to dining area.

### Dining Room

14'10" x 9'1"

Wooden flooring. Door to kitchen.

### Kitchen

15'7" x 10'9"

Solid wooden kitchen with range of high and low rise units with integrated sink and drainer and tiled splash back. Recess for washing machine and dish washer. Gas stove with overhead extractor fan. Integrated double oven. Breakfast bar area. Tiled floor. Door to rear.

### Bedroom One

15'4" x 11'0"

Side facing.

### Ensuite

White suite encompassing low flush W/C, wash hand basin and corner shower. Tiled floor and walls.

### Bedroom Two

13'5" x 11'5"

Side facing.

### Bedroom Three

12'2" x 8'6"

Front facing.

### Bedroom Four

12'0" x 12'0"

Front facing.

### Bathroom

11'9" x 5'6"

White suite encompassing low flush W/C, vanity wash hand unit and bath with overhead shower. Towel radiator. Fully tiled walls and floor.

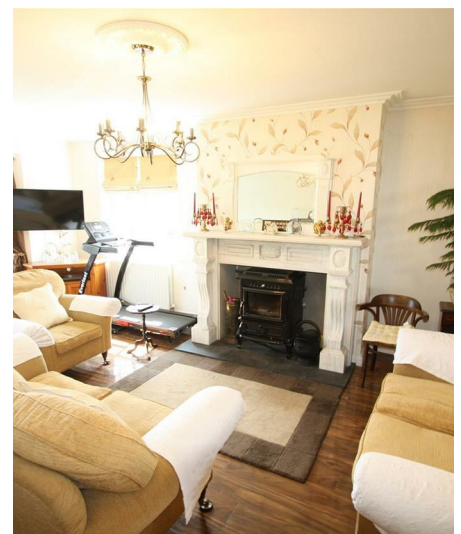
### DOUBLE GARAGE

18'0" x 5'3"

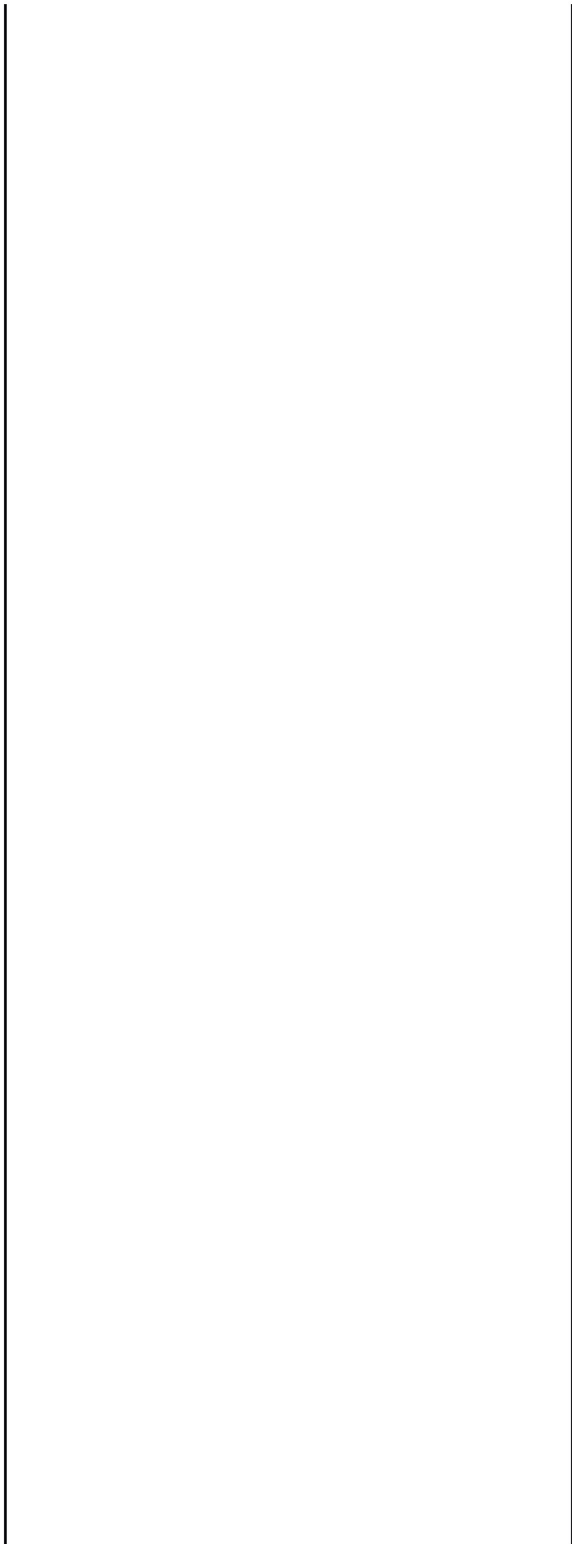
Double doors. Power and light.

### OUTSIDE

The property is approached via a tarmac driveway. Large lawned garden to front with mature shrubbery and stunning views. To the rear - yard area with ample space for parking and access to



double garages and area laid in lawn.













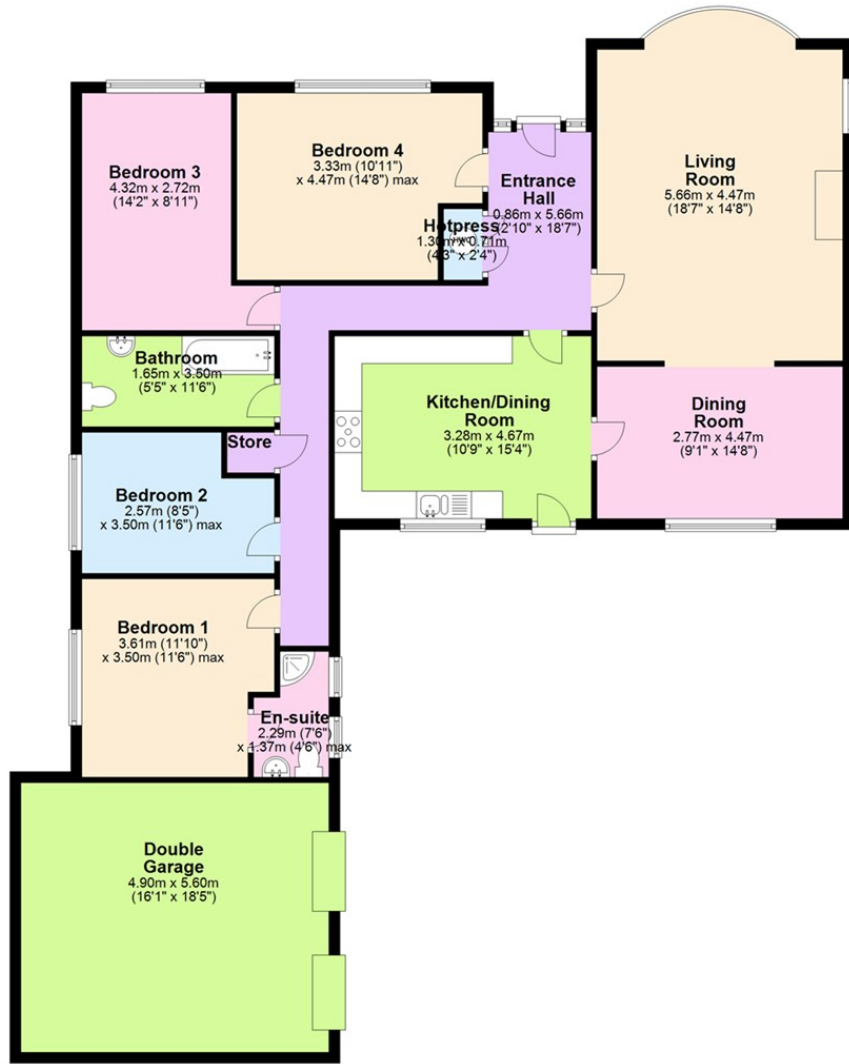






| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            | <b>61</b> |
| (39-54) <b>E</b>                                   | <b>43</b>                  |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |           |

Ground Floor



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 0289 756 1155.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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