



17 Springfield Road , Portavogie, BT22 1EP

"A deceptively spacious detached home with sea views to the rear and pedestrian access to the promenade and beach."

With 3 bedrooms, an ensuite, a family bathroom, a lounge and a kitchen/diner, so far so ordinary. But proceed through to the back and you'll find an impressive sun room with sea views, feature brick fireplace and multi fuel stove. Not only that but this property boasts a rear terrace, with more of those sea views, and pedestrian access to the promenade and beach view a public walkway at the side. Not so ordinary!

The property benefits from a pleasant site with a detached garage, a garden in lawn to the front and a generous parking area whilst the rear garden is fully paved and enclosed, narrowing to a point. The property further benefits from upVC double glazing & fascia and oil fired central heating. Most buyers will plan to redecorate to their own tastes but this remains a modern property with bags of potential and some real charm.

Offers Around £199,950

17 Springfield Road , Portavogie, BT22 1EP



- Spacious detached home
- Coastal location with sea views and pedestrian access to beach
- 3 bedrooms - master ensuite
- Large sun room to rear with multi fuel stove & sea views
- Lounge
- Kitchen with dining area
- Family bathroom + ground floor WC
- uPVC double glazing & fascia - Oil fired central heating
- Detached garage with tarmac parking area
- Garden in lawn to front & paved patio to rear

Entrance

Entrance hall

13'4x6'3 (4.06mx1.91m)

Lounge

14'10x13'4 (4.52mx4.06m)

Kitchen/diner

21'7x9'8 (6.58mx2.95m)

Sun room

17'4x15'3 (5.28mx4.65m)

WC

5'2x2'8 (1.57mx0.81m)

Landing.

Bathroom

9'7x6'6 (2.92mx1.98m)

Bedroom 1

13'3x11'8 (4.04mx3.56m)

Ensuite shower room

9'8x6'7 (2.95mx2.01m)

Bedroom 2

9'7x7'8 (2.92mx2.34m)

Bedroom 3

9'9x9'5 (2.97mx2.87m)

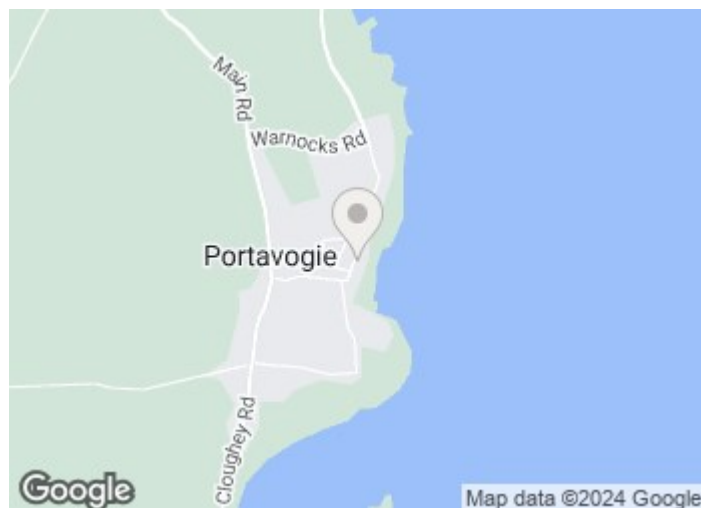
Detached garage

19x9'3 (5.79mx2.82m)

Outside

Tenure

Property misdescriptions

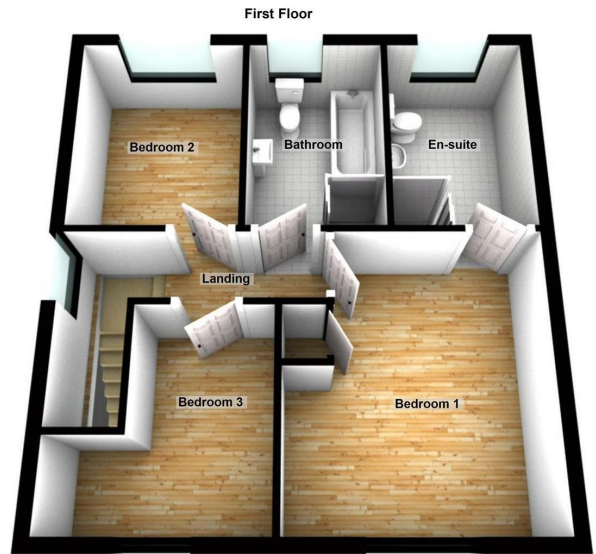
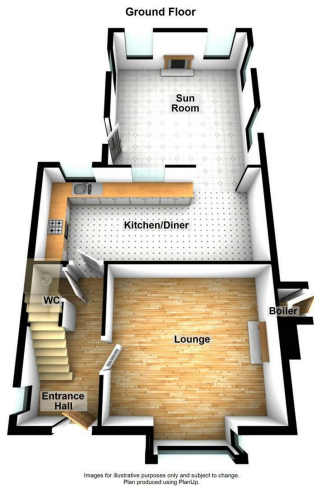


Directions

Travelling into Portavogie along the coast road from Ballyhalbert, 17 Springfield Road is located just past the car/play park on the left.



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	