



10 Bog Road , Portavogie, BT22 1EQ

"Full of warmth and charm, yet tastefully modernised this is when you know you're "Home".

This semi detached chalet style home has been in the same family ownership for many years and benefits from a rear extension which adds versatile additional accommodation. Currently the property offers two first floor double bedrooms and a family bathroom whilst the ground floor provides a 3rd bedroom. Previously the dining room also provided a 4th bedroom and the addition of a stud wall would facilitate this once again if required.

The focus of this property is without doubt the modern fitted kitchen in the rear extension which is open plan to a spacious sitting room - this is where life happens at number 10. Or perhaps you appreciate outdoors space? Well you won't be disappointed. Beautiful gardens await to both front and rear with mature beds and perfect lawns plus a tarmac driveway, detached garage and additional workshop/potting shed.

With the benefit of uPVC double glazing and oil fired central heating this home must be viewed to be appreciated.

Offers Around £165,000

10 Bog Road

, Portavogie, BT22 1EQ



- Semi detached chalet style home
- Sitting room open plan to kitchen
- Detached garage & tarmac driveway + Workshop/potting shed
- Mature gardens to front & rear in lawn with paved patio
- 3 bedrooms - 1 on ground floor - potential for 4
- Modern fitted kitchen
- uPVC double glazing
- Lounge/diner with feature fireplace
- First floor bathroom
- Oil fired central heating

Entrance

Entrance hall

12'5x6'2 (3.78mx1.88m)

Lounge/diner

23'11x10'8 (7.29mx3.25m)

Sitting room

14'11x11'1 (4.55mx3.38m)

Kitchen/diner

15x12 (4.57mx3.66m)

Bedroom 3

12'5x6'9 (3.78mx2.06m)

Landing

Bathroom

12'10x5'8 (3.91mx1.73m)

Bedroom 1

13'8x10'8 (4.17mx3.25m)

Bedroom 2

11'5x9'11 (3.48mx3.02m)

Garage

18'6x11'11 (5.64mx3.63m)

Workshop/potting shed

33'4x9'10 (10.16mx3.00m)

Outside

Tenure

Property misdescriptions

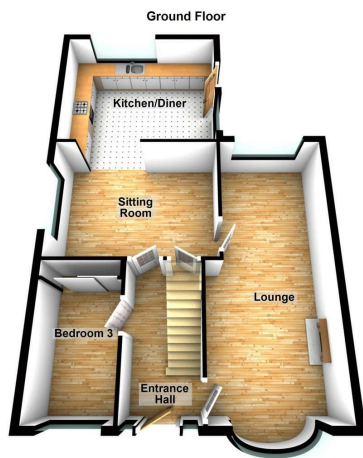


Directions

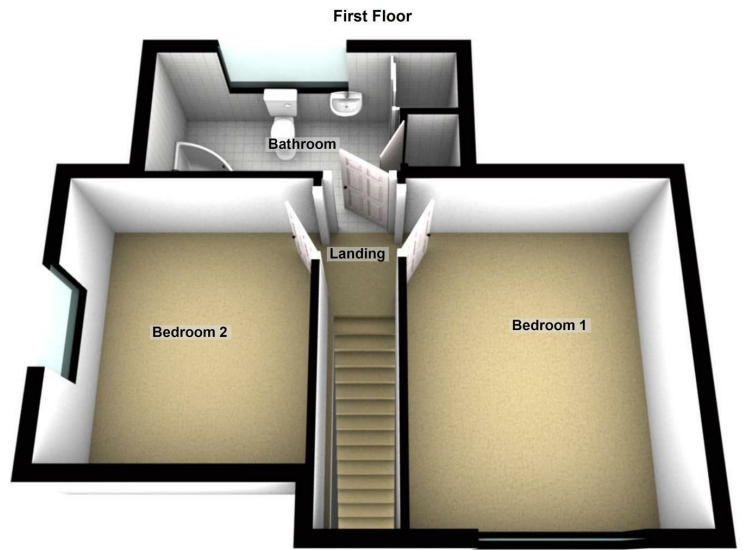
Bog Road runs into Portavogie alongside Kirkistown Race Circuit.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using Planity.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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