



## 27 Deer Park Road Portaferry, Newtownards, BT22 1PN

Set on a generous 0.6 acre rural site with views towards Strangford Lough and Scrabo Tower, this traditional labourers cottage has been fully renovated and modernised in recent times and is ready for a new owner to enjoy - perhaps ideally suited to a retired buyer or couple.

The property offers a spacious lounge with feature, multi fuel stove and a modern fitted kitchen with adjoining lean-to conservatory. It benefits from 2 bedrooms and a modern shower room. Fully rewired, a completely new heating and plumbing system, uPVC double glazing & fascia and oak internal doors - you can be assured of modern standards in this traditional property.

Externally there is a detached garage/workshop with uPVC double glazing, electrically operated roller door and wooden base, and a generous site in lawn, with pebbled driveway and concrete parking area, extending to approximately 0.6 acres.

Internal viewing is highly recommended.

**Offers Around £195,000**

# 27 Deer Park Road

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- Fully modernised detached bungalow
- Modern fitted kitchen
- New oil fired heating system - uPVC double glazing & fascia
- Potential to extend
- 2 bedrooms
- Modern shower room
- Rural site extending to 0.6 acres with views towards Strangford Lough
- Spacious lounge with feature stove
- Conservatory to rear
- Detached garage/workshop

## Entrance

## Porch

4'10x3'7 (1.47mx1.09m)

## Lounge

20x14'5 (6.10mx4.39m)

## Kitchen

12'4x9'1 (3.76mx2.77m)

## Conservatory

12'4x9'2 (3.76mx2.79m)

## Shower room

6'11x5'7 (2.11mx1.70m)

## Bedroom 1

10'10x9'6 (3.30mx2.90m)

## Bedroom 2

10'1x9'2 (3.07mx2.79m)

## Garage/Workshop

23'5x19 (7.14mx5.79m)

## Outside

## Tenure

## Property misdescriptions



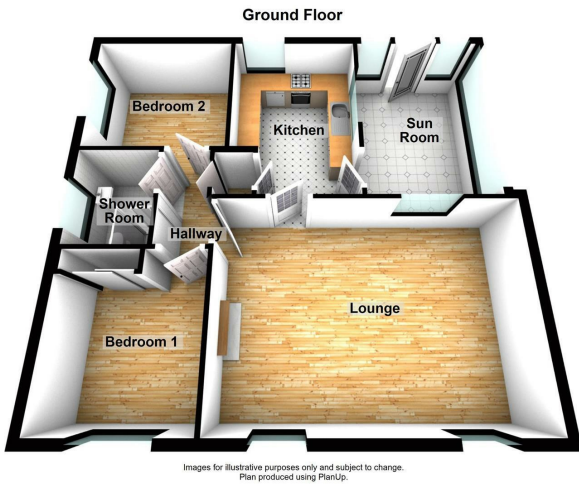
## Directions

27 Deerpark Road is part of the main coast road between Kircubbin & Portaferry, in the townland of Ardkeen, and opposite Abbacy Road.





## Floor Plan



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 | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>                            |                    |                         |           | (81-91) <b>B</b>  |                    |                         |           |
| (69-80) <b>C</b>                            |                    |                         |           | (69-80) <b>C</b>  |                    |                         |           |
| (55-68) <b>D</b>                            |                    |                         |           | (55-68) <b>D</b>  |                    |                         |           |
| (39-54) <b>E</b>                            |                    |                         |           | (39-54) <b>E</b>  |                    |                         |           |
| (21-38) <b>F</b>                            |                    |                         |           | (21-38) <b>F</b>  |                    |                         |           |
| (1-20) <b>G</b>                             |                    |                         |           | (1-20) <b>G</b>   |                    |                         |           |
| Not energy efficient - higher running costs |                    |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
|   |                    | 46                      | 52        |   |                    |                         |           |
| Northern Ireland                            |                    | EU Directive 2002/91/EC |           | Northern Ireland  |                    | EU Directive 2002/91/EC |           |

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