

For Sale

Asking Price: £325,000

SimonBrien



‘The Lodge’

18 Ballyeasborough Road,
Portavogie, Newtownards,
BT22 1DB

simonbrien.com



Special Features & Services

- Beautifully prestended detached bungalow
- Great standard of finish throughout on a mature private site
- Superb mature site extending to c. 1.7 of an acre of gardens
- Bright and spacious drawing room with feature fireplace
- Access into formal dining area
- Country style kitchen with casual dining
- Four generous bedrooms with master ensuite shower room
- Large family bathroom suite to accomodate other three bedrooms
- Lounge with feature fireplace and patio doors to rear garden
- Additional family room with range of book shelving
- Potential to extend and develop
- An extremely private site which is perfect for children and entertaining
- Located in the picturesque village of Portavogie
- Outbuilding with the option of stables

Summary

We are delighted to offer this attractive detached bungalow situated on a superb mature site extending to c. 1.7 of an acre of gardens. The clients have created an extremely deceptive home which will appeal greatly to the family market.

Internally this home offers spacious receptions areas including a formal drawing room with traditional feature fireplace, dining space, country style kitchen with casual dining, four spacious bedrooms with an ensuite shower room and generous family bathroom. A cosy living room and separate lounge enhance this potential purchase even more.

The generous site on which it sits, helps highlight the landscaped gardens on offer, sweeping driveway, outbuilding previously used as a stable and a garage.

With all of these advantages being set in such a tranquil location, it finds itself minutes away from Portavogie, Ballyhalbert ,Newtownards and beyond.

For such a wide variety of potential purchasers we would see early viewing as essential

Viewing is by appointment through our Newtownards office on

Accommodation

GROUND FLOOR

ENTRANCE HALL:

uPVC double glazed front door, dado rail, corniced ceiling.

UTILITY CUPBOARD:

Plumbed for washing machine.

CLOAKROOM:

Low flush WC.

DRAWING ROOM:

14' 9" x 12' 5" (4.5m x 3.78m)

Feature fireplace with electric inset, corniced ceiling. Glazed doors to Dining Room.



DINING ROOM:

16' 3" x 10' 0" (4.95m x 3.05m)

Tiled flooring, ample dining space.



FAMILY ROOM:
13' 4" x 9' 2" (4.06m x 2.79m)

Feature brick wall and archway, range of book shelving and dado rail.



LOUNGE:
20' 7" x 15' 7" (6.27m x 4.75m)

Feature fireplace surround with marble and granite insert and hearth, corniced ceiling. Double glazed patio door with matching side panels. Part glazed door to Kitchen.



KITCHEN:
15' 8" x 10' 2" (4.78m x 3.1m)

Range of high and low level built in units with wooden effect worktops, Rangemaster with four ring gas hob and double oven, grill and hotplate with. Single drainer stainless steel sink unit, plumbed for washing machine, part tiled walls, Quarry tiled flooring and corniced ceiling.



MASTER BEDROOM:
12' 1" x 12' 0" (3.68m x 3.66m)

Range of built in wardrobes.



ENSUITE SHOWER ROOM:

White suite comprising enclosed fully tiled electric shower cubicle, pedestal wash hand basin and low flush wc, recessed lighting.



BEDROOM (2): 11' 9" x 10' 9" (3.58m x 3.28m)
Built in double wardrobe.



BEDROOM (3): 10' 9" x 9' 9" (3.28m x 2.97m)
Built in double wardrobe.



SHOWER ROOM:

10' 4" x 6' 9" (3.15m x 2.06m)

Contemporary suite comprising corner shower unit with glass shower screen, pedestal wash hand basin and low flush wc, recessed spotlighting. Hotpress. Velux window.



BEDROOM (4):

9' 9" x 8' 9" (2.97m x 2.67m)



ROOFSpace:

10' 0" x 6' 3" (3.05m x 1.91m)

Light and power.

GARAGE:

16' 1" x 11' 7" (4.9m x 3.53m)

Roller doors.



Ground Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

18 Ballyeasborough Road, Portavogie

VALUER

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