

8 Ballygalget Lane , Portaferry, BT22 1NU

Without a doubt, one of the most deceptive properties that I have ever encountered - Over 3,000 sq.ft. of internal space set on a half acre rural site with double garage and 3 stable block with tack room.

The property offers 3 ground floor plus 2 first floor double bedrooms, including 2 with en-suite shower rooms, and one with walk in home office/study area. The focus of the ground floor is the rear sun room with its vaulted ceiling and feature fireplace which is complimented by a separate dining room & formal lounge, with feature stove & exposed brick fireplace. The kitchen benefits from a central island plus separate utility & WC whilst the family bathroom is both spacious and very well appointed, with both corner bath & separate shower.

It benefits from new uPVC double glazed windows & fascia and composite front door and, in addition to the standard oil fired central heating, it also boasts solar panels to reduce running costs.

Set in a pleasant rural location surrounded by open fields, the property remains convenient to Cloughey and Portaferry whilst Newtownards is approximately 20 miles to the north.

The property would benefit from some basic TLC and redecoration but has been priced accordingly and will enable the new owner to put their own stamp on it from day 1.

Offers Around £325,000

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- Deceptively spacious detached home
- Kitchen/utility & cloakroom
- Luxury Family bathroom
- Priced to allow for some minor improvements
- 5 double bedrooms - 2 en-suite
- Lounge with multi fuel stove
- Double garage + Stable block & ample parking
- Sun room with vaulted ceiling & feature fireplace
- Dining room
- Gardens to front, side & rear.

Entrance

Porch

11'7x5'1 (3.53mx1.55m)

Hallway

Sun room

16'7x15'11 (5.05mx4.85m)

Kitchen

15x13'5 (4.57mx4.09m)

Utility room

8'6x6'5 (2.59mx1.96m)

WC

6'5x2'10 (1.96mx0.86m)

Dining room

15x13 (4.57mx3.96m)

Lounge

21'10x11'10 (6.65mx3.61m)

Bathroom

13'4x9'10 (4.06mx3.00m)

Bedroom 1

14'3x11'9 (4.34mx3.58m)

En-suite shower room

14'3x3'3 (4.34mx0.99m)

Bedroom 2

12x11'6 (3.66mx3.51m)

Bedroom 3

12'4x11'6 (3.76mx3.51m)

Landing

Bedroom 4

16'6x10'7 (5.03mx3.23m)

En-suite shower room

10'5x8'9 (3.18mx2.67m)

Bedroom 5

16'6x15'5 (5.03mx4.70m)

Study

12'5x11'6 (3.78mx3.51m)

Double garage

29'6x20'2 (8.99mx6.15m)

Stable block

42'3x12 (12.88mx3.66m)

Outside

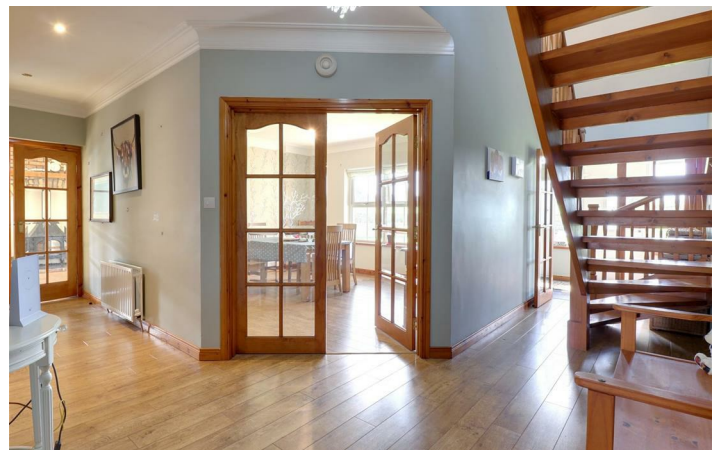
Tenure

Property misdescriptions

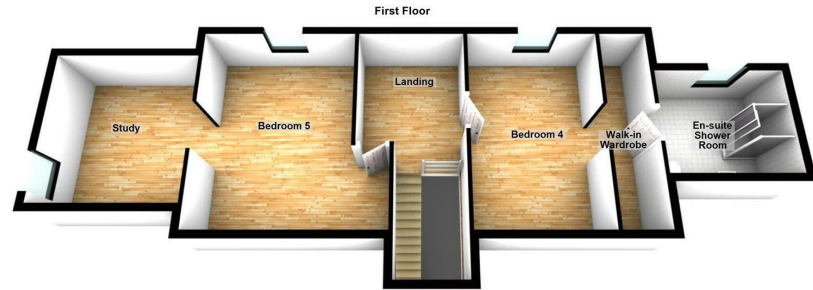
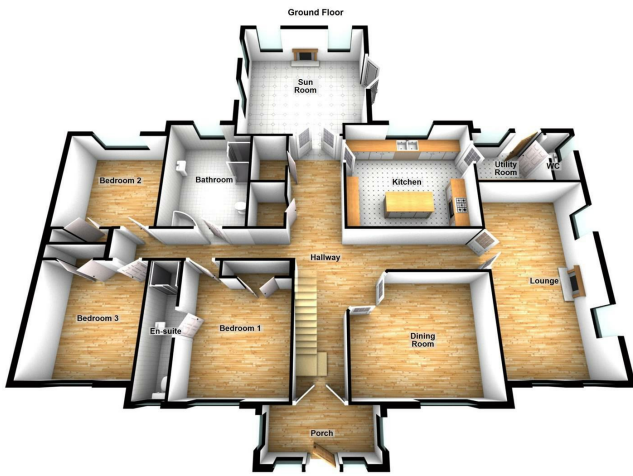


Directions

Travelling out of Cloughey towards Portaferry turn left onto Ballygalget Road (just after the stone bridge) then left onto Ballygalget Lane opposite Ballygalget GAC.



Floor Plan



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