

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**21 THE SQUARE,
PORTAFERRY, BT22 1LW**

OFFERS AROUND £419,950

Nestled in the heart of Portaferry, this modern four-bedroom terraced townhouse at 21 The Square offers a luxurious lifestyle with stunning views over Strangford. Boasting three reception rooms, including a modern fitted kitchen, a cosy snug, and a formal lounge with a balcony overlooking the picturesque Strangford Lough, this property is perfect for those who appreciate both style and comfort.

Convenience is key with this property, as it is just a stone's throw away from Portaferry town centre and all local amenities, making daily errands a breeze. The property's electric gates, spacious driveway for multiple vehicles, lawn area, mature plants, and paved outdoor space with an outside tap add both security and charm to this already impressive home.

With its prime location and versatile living spaces, this townhouse is sure to attract a wide range of interested parties. Early viewing is highly recommended to secure this fantastic property and start enjoying the best of what Portaferry has to offer.



Key Features

- Modern Townhouse Located In The Heart Of Portaferry With Views Over Strangford Lough
- Four Good Sized Bedrooms, Primary With En-Suite And Separate WC
- Generous, Modern Kitchen With A Range Of Integrated Appliances
- Within Portaferry Town Centre And Accessible To All Local Amenities
- Four Reception Rooms, Including Living Room, Snug And Formal Lounge With Balcony Overlooking Strangford Lough
- Enclosed Rear Garden With Lawn, Paved Area and Lighting Scheme
- Off Street Parking With Space For Multiple Vehicles And Electric Gates
- Early Viewing Recommended For A Property That Will Attract A Wide Range Of Interested Parties



Accommodation Comprises:

Entrance Porch

4'5" x 3'11"

Tiled floor, built in storage, glazed door to hall, corniced ceilings.

W/C

White suite comprising wall mounted corner wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan, recessed spotlights.

Living Room

13'1" x 10'5"

Wood laminate floor, recessed spotlights, corniced ceiling, shutters.

Family Room

9'10" x 12'5"

Wooden floor, projector screen, corniced ceiling, recessed spotlights, open through to kitchen.

Kitchen

13'1" x 11'9"

Modern range of high and low level units, laminate work surfaces, breakfast bar area, plumbed for washing machine, space for range cooker, space for American style fridge/freezer, integrated microwave, integrated extractor fan and hood, tiled floor, part tiled walls, velux type window, open to snug, recessed spots, built in storage.

Snug

Tiled floor, recessed spotlights, door to outside area, open to formal lounge.

Formal Lounge

20'4" x 17'0"

Double height ceiling, door to composite decked balcony with views, Inglenook style fireplace with tiled hearth, brick surround, feature wooden mantle and wood burning stove, feature beams.

Lower Level

Master Bedroom

16'0" x 12'5"

Double room, built in wardrobes, ensuite and separate wc, door to rear garden.

Ensuite Shower Room

Walk in shower enclosure with "Mira" overhead shower and glazed door, feature radiator, tiled floor, tiled walls, recessed spotlights, extractor fan.

WC

White suite comprising low flush wc, pedestal wash hand basin with mixer tap, tiled flooring.

First Floor

Landing

Hotpress with storage.

Bedroom 3

12'9" x 10'5"

Double room, shutters, ensuite shower room.

Ensuite Shower Room

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, shower enclosure with feature brick tiling and "Redring" overhead shower, period style radiator, panelled walls, shutters, tiled floor, recessed spotlights, extractor fan.

Bedroom 4

10'9" x 9'10"

Double room, built in robes, recessed spotlights.

Bathroom

White suite comprising panelled bath, low flush wc, pedestal wash hand basin with mixer tap, feature light mirror, integrated tv and built in shelving, wall mounted chrome radiator, shower enclosure with overhead shower and glazed door, tiled floor, tiled walls.

Second Floor

Landing

Recessed spotlights, door to balcony.

Bedroom 2

20'8" x 12'5"

Dual aspect views, views over Strangford Lough, recessed spotlights, shutters, built in wardrobes.

Shower Room

White suite comprising wall mounted wash hand basin with mixer tap, low flush wc, chrome wall mounted radiator, built in mirrored vanity unit, corner shower enclosure with overhead shower and glazed doors, feature light mirror, part tiled walls, tiled floors, shutters, recessed spotlighting, extractor fan.

Outside

Electric gates, driveway for multiple vehicles, area in lawn, mature plants, paved area, outside tap, lighting scheme, raised paved area, secure and private.

Boiler House

Plumbed for washing machine, low level units, oil fired boiler.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planity.

71 The Square, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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