

ULSTER PROPERTY SALES

UPS

RENTALS - DONAGHADEE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 GOWLAND GROVE,
PORTAVOGIE, BT22 1SW**

£925 PER MONTH



The Gowland Development in Portavogie is located on the Warnock's Road, a few hundred yards from the main Shore Road into Portavogie and as such its position affords easy access to the surrounding Peninsula Areas including Portaferry, Millisle, Donaghadee, Newtownards and for those commuting to Bangor or Belfast.

The property offers, hallway, spacious living room, open plan kitchen/dining room leading to sunroom and downstairs w/c. On the first floor, there are three bedrooms, master with ensuite shower room and family bathroom comprising of white suite. The property has oil fired central heating and uPVC double glazed windows.

Externally, the property has a stoned driveway with space for multiple vehicles and fully enclosed rear garden. The property appeals to a wide variety of clients from young working professional, to families and downsizers alike.

Early viewing recommended.



Key Features

- Semi-Detached
- Three or Four Bedrooms
- Two Reception Rooms
- Circa 1400 Sq Ft
- Excellent Sea Views to Rear
- Front & Rear Lawn Gardens



Accommodation Comprises:

Hall

Wood laminate flooring.

Living Room

12'1" x 19'1"

Kitchen / Dining Area

19'1" x 10'11"

Modern range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap, integrated appliances to include; four ring electric hob, oven and stainless steel extractor fan, plumbed for washing machine, space for fridge freezer, double doors to enclosed rear garden, spotlighting and wood laminate flooring.

Sunroom

8'5" x 7'6"

W/C

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, wood laminate flooring and spotlighting.

First Floor

Hotpress.

Landing

Bedroom 1

14'3" x 9'6"

Ensuite

White suite comprising panelled bath with mixer tap, overhead shower and glass shower screen, low flush wc, semi-pedestal wash hand basin with mixer tap and tiled splashback, partly tiled walls, tiled floor and extractor fan.

Bedroom 2

11'5" x 8'4"

Bedroom 3

10'0" x 7'6"

Bathroom

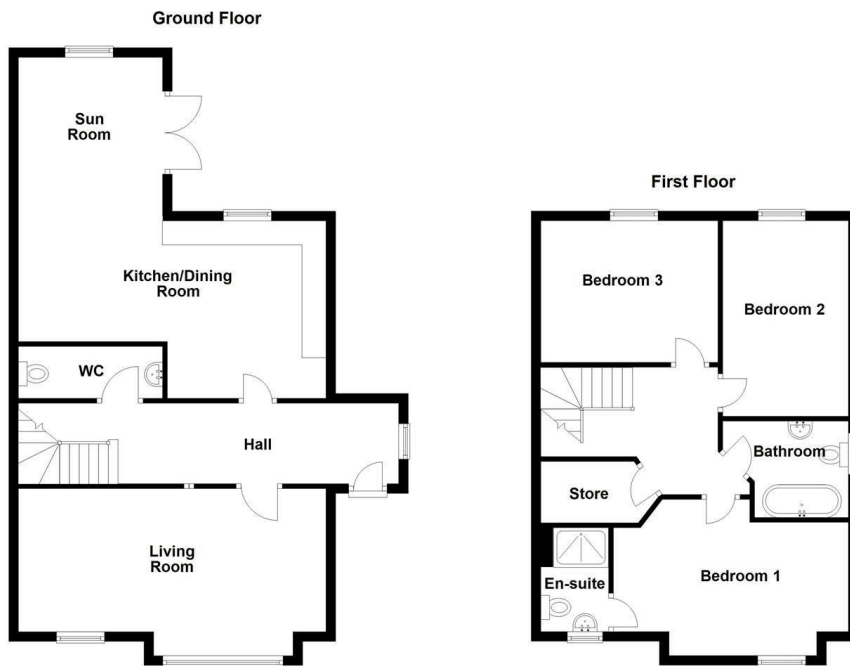
White suite comprising panelled bath with mixer tap, overhead shower and glass shower screen, low flush wc, semi-pedestal wash hand basin with mixer tap and tiled splashback, partly tiled walls, tiled floor and extractor fan.

Outside

Front - Stone driveway and paved path to front door.

Rear - Fully enclosed rear garden in lawn with paved patio area, oil storage tank, outside tap and light.





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 mis-statement. 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

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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