

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 SEAHAVEN DRIVE,  
PORTAVOGIE, DOWN, BT22**

**£850 PER MONTH**

Located in the popular residential development of Seahaven, this mid-townhouse, is a short distance from local amenities, schools and main arterial routes along the peninsula and further afield.

The property offers, entrance hallway, spacious living room with feature fireplace, open plan kitchen/dining room with double patio doors into the rear garden and downstairs w/c. On the first floor, there are three bedrooms, master with ensuite shower room and family bathroom comprising of white suite. Additionally, the property is oil fired central heating and has double glazed windows.

Externally, to the front of the property there are two car parking spaces and a fully enclosed garden to the rear. This property attracts a wide variety of clients from working professionals, to families to downsizers alike.

Early viewing recommended!



## Key Features

- Mid Townhouse In Residential Development
- Three Bedrooms, Master With Ensuite
- OFCH And Double Glazed Windows
- Spacious Living Room, Open Plan Kitchen/Dining Room
- Family Bathroom And Downstairs W/C
- Two Parking Spaces And Enclosed Rear Garden



### Accommodation Comprises

#### Hall

Wood laminate flooring.

#### Living Room

12'1" x 17'8"

Open fireplace with tiled hearth, surround and wooden mantle, wood laminate flooring.

#### W/C

White suite comprising, wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c and extractor fan.

#### Kitchen/Dining Room

10'5" x 19'4"

Range of high and low level units, wood laminate work surfaces, integrated oven, four ring electric hob, single stainless steel sink with mixer tap and drainer, fridge/freezer, plumbed for washing machine, part tiled walls, wood laminate floor, space for dining, double patio doors into enclosed rear garden.

#### First Floor

#### Landing

Hot press and storage.

#### Bedroom 1

12'10" x 11'4"

Double bedroom with wood laminate flooring.

#### Ensuite Shower Room

White suite comprising, shower enclosure, wall mounted overhead power shower, glass door, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, extractor fan, part tiled walls.

#### Bedroom 2

8'11" x 10'4"

Double bedroom, wood laminate flooring and built in storage.

#### Bedroom 3

7'6" x 10'4"

Wood laminate flooring and built in storage.

#### Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, partially tiled walls, extractor fan.

#### Outside

Front - Two car parking spaces.

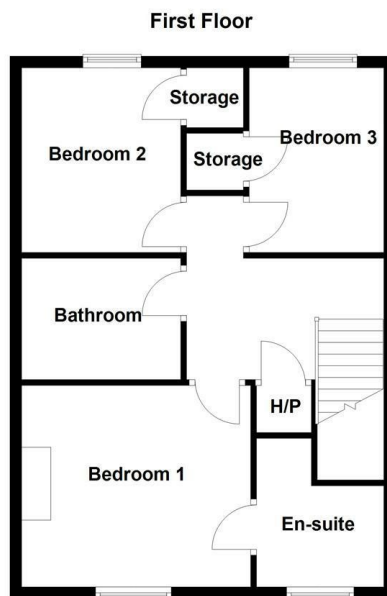
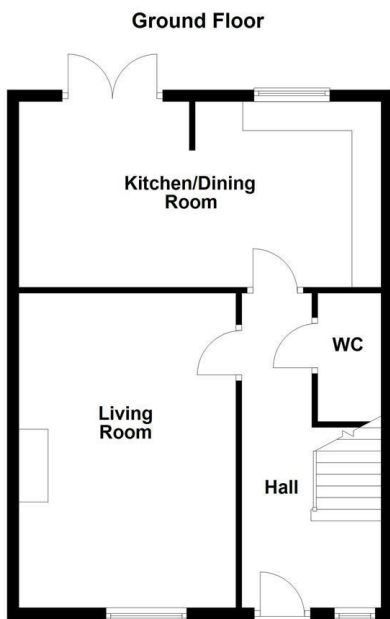
Rear - Fully enclosed garden, stoned flowerbeds with shrubs and hedging, tarmac path, gate for bin access, oil fired boiler, oil tank, outside tap and light.











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.

**22 Seahaven Drive. Portavoie**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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