

12 Cloughey Road, Portavogie,  
Newtownards, County Down,  
BT22 1EF

**Asking Price: £255,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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**Asking Price: £255,000 To be advised**

Viewing by Appointment

### Description

Reeds Rains are delighted to present for sale this impressive detached period property set on a large site with superb views towards the Irish Sea from the rear.

The house has retained a number of original features to include cornicing, picture rails and fireplaces.

Internally the property comprises on the ground floor of three reception rooms, kitchen and utility room. On the first floor there are three bedrooms and a bathroom, while on the second floor there are a further two bedrooms. The property is further enhanced with oil fired central heating and newly installed UPVC double glazed windows.

Portavogie is a well renowned fishing village with a range of local amenities to include a primary school, local convenience shop & petrol station and the well regarded 'The New Quays' restaurant.

To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

### GROUND FLOOR

#### Entrance Hall

Laminate flooring, PVC front door and feature cornicing.

#### Living Room

16'9" x 11'3" (5.1m x 3.43m)  
Laminate wooden floor, feature fireplace with decorative wood surround cast iron inset and tiled hearth. Feature bay window, picture rail and cornice ceiling.

#### Lounge

14'3" x 11'3" (4.34m x 3.43m)  
Laminate floor. Victorian style fire surround with gas fire inset and tiled hearth.

#### Dining room

10'7" x 8'11" (3.23m x 2.72m)

Laminate flooring, French doors to rear.

#### Utility room

11'3" x 6'5" (3.43m x 1.96m)

#### Kitchen

13'10" x 11'10" (4.22m x 3.6m)  
Fitted kitchen with a range of high and low level units and laminate worktops, Stainless steel single drainer sink unit with mixer tap, space for range cooker, stainless steel extractor fan, plumbed for washing machine, Feature breakfast bar area. Tiled floor and part tiled walls. PVC door to rear and recessed spotlights.

### FIRST FLOOR

#### Landing

Views towards Irish Sea.

#### Bedroom 1

16'10" x 11'3" (5.13m x 3.43m)  
Feature bay window. Picture rail.

#### Bedroom 2

15'9" x 11'3" (4.8m x 3.43m)  
Feature bay window. Laminate flooring, cornice ceiling and picture rail.

#### Bedroom 3

11'3" x 8'3" (3.43m x 2.51m)  
Laminate flooring, cornice ceiling and picture rail. View toward the Irish Sea.

#### Bathroom

11'4" x 7'3" (Max) (3.45m x 2.2m (Max))  
White suite comprising low flush WC, pedestal wash hand basin, panelled bath with mixer tap and enclosed shower cubicle with electric shower. Tiled floor, tiled walls and recessed spotlights.

### SECOND FLOOR

#### Landing

Eaves storage.

#### Bedroom 4

12'11" x 11'6" (3.94m x 3.5m)  
Velux window.

#### Bedroom 5

12'10" x 11'3" (3.9m x 3.43m)  
Velux window.

#### Garage 1

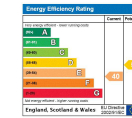
18 x 10'4" (18 x 3.15m)  
Up and over door and side access door.

#### Garage 2

18' x 8'8" (5.49m x 2.64m)  
Wooden double doors.

#### Outside

Large mature site with front garden laid in lawns and shrubs. Concrete drive leading to rear. Large rear garden with driveway parking and garden lawns with trees and shrubs.



For full EPC please contact the branch.

Superb views towards the Irish Sea.

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau

