

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**106 PORTAFERRY ROAD,  
NEWTOWNARDS, BT22 2AH**

**OFFERS OVER £349,950**



Nestled on Portaferry Road in Newtownards, this charming detached bungalow offers a tranquil retreat with stunning views of Strangford Lough and iconic Scrabo Tower.

Step inside to discover a cosy living room adorned with an inviting open fireplace, perfect for relaxing evenings with loved ones.

Off the living room is a well proportioned dining room leading to the new high end kitchen. With a great range of units, appliances, ceramic undermounted sink and space for informal dining, this kitchen will appeal to any budding chef.

The property features two well-appointed bedrooms, ideal for a small family or those seeking a peaceful abode, both benefitting from built in storage.

The newly modernised shower room comprises a luxury white suite with vanity unit and walk in shower with feature glazed screen and gold accessories.

Outside, a spacious drive-way awaits at the front and side of the property, providing convenient parking options. The surrounding gardens enjoy a mature planting scheme, lawn and many areas perfect for entertaining.

Don't miss the opportunity to make this delightful detached bungalow your own and wake up to picturesque views every day.



## Key Features

- Two Bedroom Detached Bungalow Boasting Beautiful Views Of Strangford Lough And Scrabo Tower
- New Luxury Kitchen With Fantastic Range Of High And Low Level Units
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Driveway To Front And Rear Of The Property, Landscaped Gardens And Uninterrupted Views
- Good Sized Living Room With Open Fireplace And Parquet Flooring
- New Shower Room Comprising Modern White Suite With High End Finish
- Open Plan Dining Area With Storage And Archway To Living Room
- Early Viewing Is Highly Recommended For This Beautiful, Unique Home



## Accommodation

### Comprises:

#### Entrance Hall

Solid wood parquet flooring.

#### Living Room

11'3" x 15'10"

Solid wood parquet flooring, open fireplace with decorative inset and feature surround and mantle, views of Strangford Lough and Scrabo Tower.

#### Dining Room

8'10" x 9'8"

Solid wood parquet flooring, hot press with storage and access to roofspace.

#### Kitchen

11'8" x 11'1"

Modern range of high and low level units, wooden work surfaces, ceramic inset sink unit with mixer tap, feature glazed unit, integrated appliances to include; under oven and electric hob with stainless steel extractor fan and hood, plumbed for washing machine, recessed spotlighting part tiled walls, tiled flooring.

#### Bedroom 1

9'6" x 13'6"

Solid wood parquet flooring, panelled walls, built in storage, views of Strangford Lough and Scrabo Tower.

#### Bedroom 2

11'6" x 10'11"

Solid wood parquet flooring, built in storage, panelled walls.

## Shower Room

Modern white suite comprising low flush wc, vanity unit with mixer tap, sink and storage, walk-in shower enclosure with overhead shower and feature glass shower screen, tiled flooring.

## Outside

Front: Area in lawn, mature plants, shrubs, hedging and trees, stunning uninterrupted views.

Side and Rear: Tarmac driveway for multiple vehicles, views of Strangford Lough and Scrabo Tower, additional parking.



















Ground Floor



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	42
(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 91811444.

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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