

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1B SEAHAVEN DRIVE,  
PORTAVOGIE, BT22 1FB**

**ASKING PRICE £194,950**



Seahaven Drive presents an opportunity to acquire a new build semi-detached house within the coastal village of Portavogie.

The home features three well-proportioned bedrooms, including master bedroom with en-suite. Choice of tiles available from Tile Market and neutral carpets fitted throughout first floor, hall, stairs and landing.

The layout is thoughtfully designed to cater to a variety of lifestyles, making it an ideal choice for investors, downsizers, and first-time buyers alike.

Oil-fired central heating, white uPVC double-glazed windows and composite front door ensures warmth and energy efficiency throughout the seasons. Double Tarmac driveway to the front of the property and a fully enclosed rear garden offers a paved patio area perfect for outdoor entertaining.

Portavogie is known for its picturesque harbour and stunning coastal views. This property combines modern living with the charm of village life. Don't miss the chance to make this exquisite house your new home!

\*\* Please note this is currently under construction and images are used for illustrative purposes only



## Key Features

- New Build Semi Detached Property With Red Brick and K Rendered Finish
- Separate Living Room And Open Plan Kitchen with Space For Dining
- Ground Floor W/C
- Three Bedrooms, Master Bedroom With Ensuite
- Fully Enclosed Rear Garden With Paved Patio
- Tarmac Double Driveway
- OFCH, uPVC Double Glazed Windows & Composite Front Door
- Decorative Painted Interior Doors With Contemporary Handles, Contemporary Painted Skirting And Architrave
- Will Appeal To A Wide Variety Of People From Investors, Downsizers, To First Time Buyers Alike



### Accommodation Comprises

#### Hallway

Wooden floors throughout ground floor.

#### W/C

Tiles in w/c floor and basin splash back., close coupled toilet, towel rail, vanity unit, basin and tap.

#### Living Room

20'5" x 12'4"

Wooden floors.

#### Kitchen/Dining

19'11" x 11'3"

L shape kitchen with island/ breakfast bar, choice of doors through Howdens kitchen design, wooden floors on ground floor.

#### Landing

Built in storage and hot press.

#### Bedroom 1

17'1" x 11'1"

Double bedroom.

#### Ensuite

8'7" x 3'1"

En suite, 900 square tray, tanked and sealed, vanity unit, basin tap with clicker waste, close coupled toilet and cistern, power point above basin for mirror, extractor fan, tiled floor, shower walls and basin splash back, choice of tiles from tile market Belfast.

#### Bedroom 2

11'8" x 11'2"

Double bedroom.

#### Bedroom 3

10'6" x 8'6"

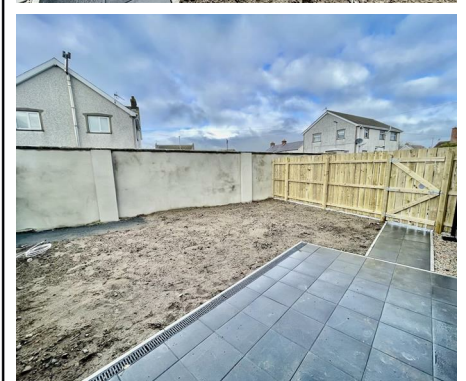
#### Bathroom

7'10" x 6'0"

Shower bath with wall mounted thermostatic bath shower mixer and shower screen, bath tanked and sealed, basin with mixer tap and clicker waste, power point above basin for mirror, close coupled toilet and cistern, heated towel rail, extractor fan, tiled floor, bath walls and basin splash back, choice of tiles from tile market Belfast.

#### Outside

Front - Tarmac driveway with space for two vehicles, landscaped area in stones with shrubs, area in lawn, patio walkway to front door. red brick and k rend finish, seamless guttering and black pvc soffit and fascia, black downspouts.  
Rear - Fully enclosed, area in lawn, area in charcoal paved patio, oil tank, oil fired boiler, outside tap and light, side gate for bin access, gardens finished with grass to rear, side and front, rear wall rendered.





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 PlanIt.

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		
(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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