

simon**BRIEN**  
RESIDENTIAL

Warnocks Road,  
Portavogie, BT22 1BX



Asking Price £145,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- **MORE VALUE** – Best value in County Down per square foot
- **MORE SPACE** – Adaptable accommodation with 3 first floor double bedrooms, 3 ground floor reception rooms which could be adapted to further bedrooms
- **MORE LIFESTYLE** – Just minutes' walk from the beach with some sea views and coastal walks to enjoy
- Three superb new build and turnkey detached chalet bungalows with spacious and flexible accommodation of circa 1900 sq. ft.
- Three reception rooms/could be additional ground floor bedrooms
- Spacious fully fitted kitchen with integrated fridge/freezer, oven and hob, dishwasher
- Ground floor bathroom/first floor shower room, both with contemporary white suites and generous tiling
- Large living room with wood burning stove
- Utility room with washing machine and tumble dryer
- Turnkey specification, carpets and blinds included
- Front and rear gardens soiled and levelled
- Driveway with excellent off street parking
- Oil fired central heating
- Located on the outskirts of Portavogie Village with easy access to a range of amenities and facilities
- Short commute to Donaghadee, Bangor and Newtownards



## SUMMARY

Ideal for those craving space and a coastal lifestyle this small development of three detached homes is situated just minutes' walk away from the beautiful Portavogie Beach at the most Easterly point of Northern Ireland. The promenade at the beach allows you to take in the idyllic setting as you access the village itself, once best known for its harbour, is now a growing community with a local primary school, clubs and amenities as well the award winning restaurant "The Quays".

These newly built detached homes offer 3 first floor double bedrooms and 3 separate ground floor reception rooms, making it an adaptable layout for those needing up to 5 bedrooms. Internally the properties offer the ideal space for the growing family and are finished to turnkey specification with a kitchen/dining area, separate utility, downstairs bathroom and first floor shower room. Finished to an exacting standard by local builders Rock Developments viewing of this development is recommended to appreciate the craftsmanship and location.

Contact the Newtownards office for further information on 02891 800700.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL:

Full height entrance hall with vaulted ceiling. Ceramic tiled floor.

#### LOUNGE:

**18' 6" x 11' 8" (5.64m x 3.56m)**

Carpeted. Wood burning stove.

#### SITTING ROOM:

**13' 3" x 11' 2" (4.04m x 3.4m)**

#### DINING ROOM:

**12' 8" x 11' 2" (3.86m x 3.4m) Max.**

Carpeted.

#### UTILITY ROOM:

**9' 4" x 8' 4" (2.84m x 2.54m)**

Fitted with single drainer stainless steel sink unit, washing machine and tumble dryer. Cloaks cupboard.



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**KITCHEN:**  
**15' 3" x 11' 8" (4.65m x 3.56m)**



Excellent range of high and low level units, worktops with upstand, integrated electric hob, extractor, eye level oven, dishwasher and fridge freezer.

## BATHROOM:

Tiling to floor, pedestal wash hand basin with tiled splashback, panelled bath with partly tiled walls, chrome heated towel rail, shower enclosure with thermostatically controlled shower, full height tiling, extractor and recessed lighting.



## MASTER BEDROOM:

**18' 5" x 11' 2" (5.61m x 3.4m)**

Keylight window and walk in robe (9'5" x 6'2"). Carpeted and radiator.



## SHOWER ROOM:

Shower enclosure with full height tiling, wash hand basin, low flush WC, recessed lighting, extractor fan, Keylite window..

## BEDROOM (2):

**13' 2" x 11' 8" (4.01m x 3.56m)**

Carpeted. Keylite window.

## BEDROOM (3):

**11' 8" x 11' 5" (3.56m x 3.48m)**

Carpeted. Keylite window.

## OUTSIDE

Garden to rear.

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**PRICE LIST**

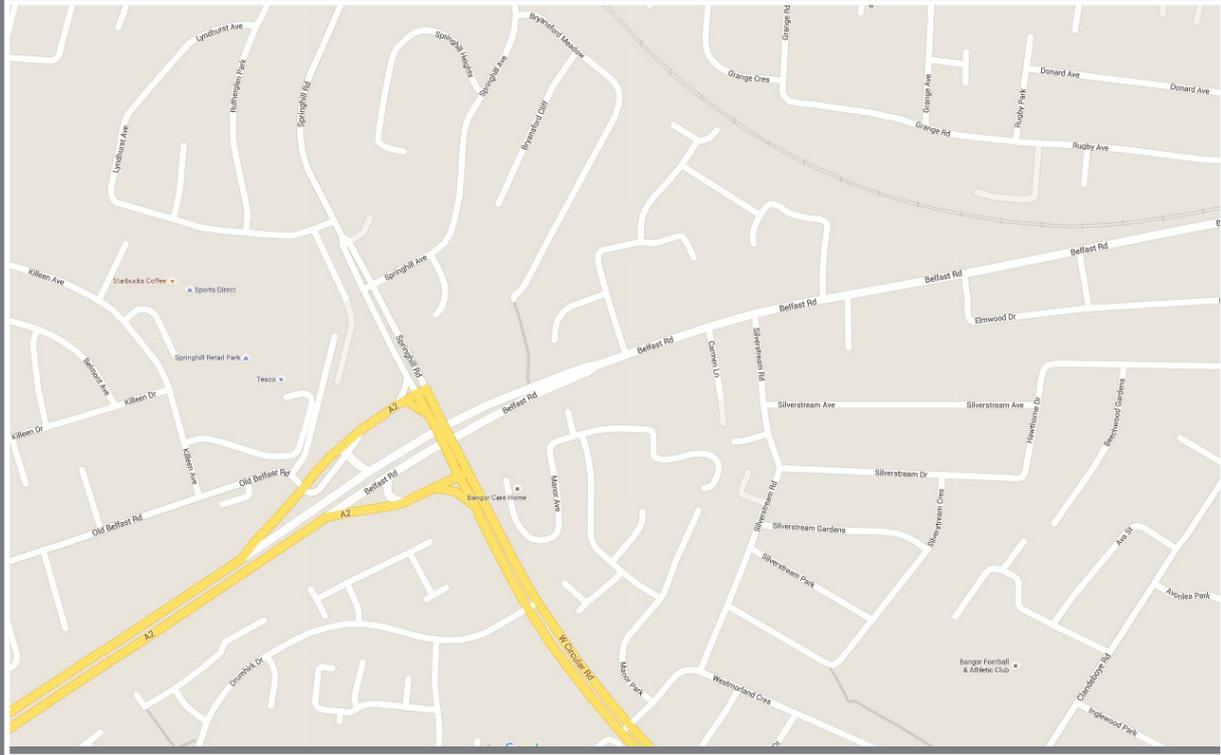
SITE 1: £145,000

SITE 2: AGREED

SITE 3: AGREED



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: AW/J/17/AN



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
<b>Awaiting EPC Rating Information</b>		
C		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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