

# SITE PLAN



Prices from £120,000 to £142,000



THE HOUSE **SOLD** NAME IN ESTATE AGENCY

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The Developers and their Agents give notice that these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. \*These photos are used for illustrative purposes only and are based on a similar build / finish by the Developer within the existing Development.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91	85	85
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			



# Gowland

PORTAVOGIE

Stunning Development of Detached Bungalows  
and Detached Chalet Bungalows

# Gowland

PORTAVOGIE

Independent Property Estates are delighted to announce the release of the Third Phase within the much sought after development at Gowland, Warnock's Road, Portavogie.

The Gowland Development in Portavogie is located on the Warnock's Road, a few hundred yards from the main Shore Road into Portavogie and as such its position affords easy access to the surrounding Peninsula Areas including Portaferry, Millisle, Donaghadee, Newtownards and for those commuting to Bangor or Belfast.

Due to the unprecedented demand for the first and second phase which has now completely Sold Out we have been instructed to introduce to the Sales Market a range of Detached Bungalows and Detached Chalet Bungalows.

This exciting new release will allow the discerning buyer to complete on a Property that is fully carpeted and painted throughout.

These Detached Bungalows of 930 sq ft with additional provision for a further 400 sq ft First Floor conversion as an option for a Chalet Bungalow to provide two further Bedrooms and a Shower Room.



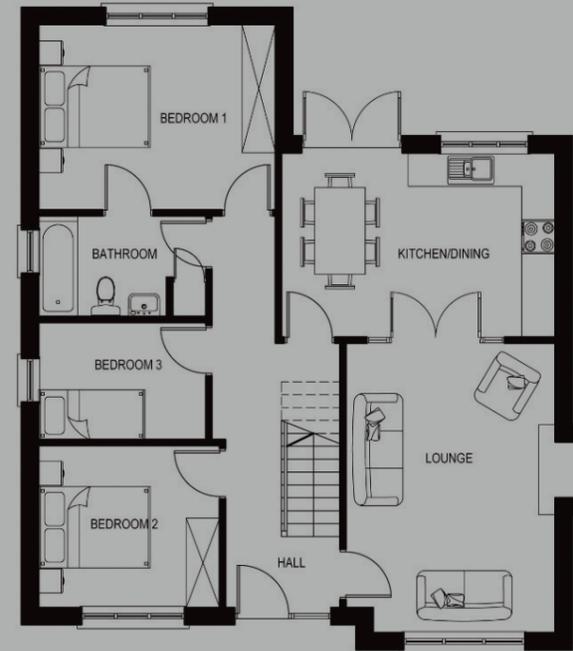
# TYPE A



Detached Bungalow  
 New Build Homes  
 One / Two Reception Rooms  
 Two / Three Bedrooms  
 Deluxe Bathroom Suite  
 Oil Fired Central Heating  
 Excellent Views to Rear  
 Front & Rear Lawn Gardens

BUY ME FOR ONLY  
**£115,000**

## GROUND FLOOR



# TYPE A\*



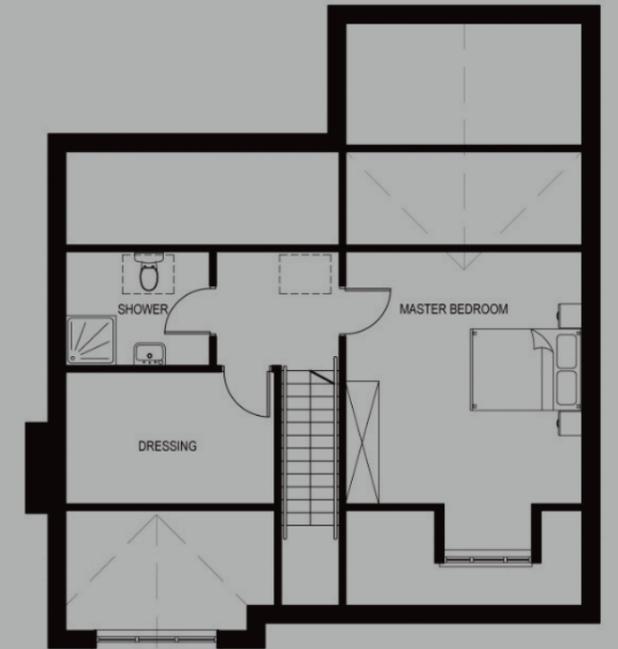
Detached Chalet Bungalow  
 New Build Homes  
 One / Two Reception Rooms  
 Three / Four Bedrooms  
 Ground Floor Bathroom  
 First Floor Shower Room  
 Excellent Sea Views to Rear  
 Front & Rear Lawn Gardens

BUY ME FOR ONLY  
**£137,000**

## GROUND FLOOR



## FIRST FLOOR



# SPECIFICATION

## INTERNAL

Oil Fired Central Heating

Pressurised Hot and Cold Water

Carpets to all areas excluding Kitchen and Bathrooms

All walls and ceilings painted throughout and woodwork

Redwood skirting and architraves

Contemporary white sanitary ware with chrome fittings

Downlight LEDs in Kitchen, Hall and all Bathrooms

Kitchen high quality units with electric oven and hob

Extractor hood

Smoke detectors

Pre finished quality white doors and quality ironmongery

Comprehensive range of electrical sockets, tv points and telephone points

Thermostatically controlled showers



## EXTERNAL FEATURES

White PVC double glazing

White PVC soffit and fascia

Outside tap

Boundary fencing to the side and rear where there is no existing boundary

External front and back light

All gardens laid in grass seed

Gravel driveway

CRL. Warranty 10 years

