

SITE PLAN



Prices from £120,000 to £142,000



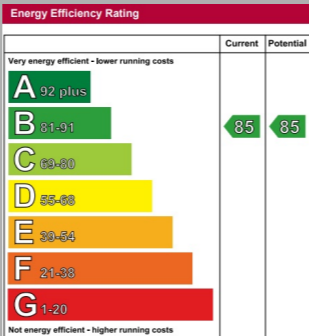
THE HOUSE **SOLD** NAME IN ESTATE AGENCY

028 9145 0000  
www.ipestates.co.uk

Independent House  
11 Hamilton Road  
Bangor BT20 4JP  
Northern Ireland



info@ipestates.co.uk



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.



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.



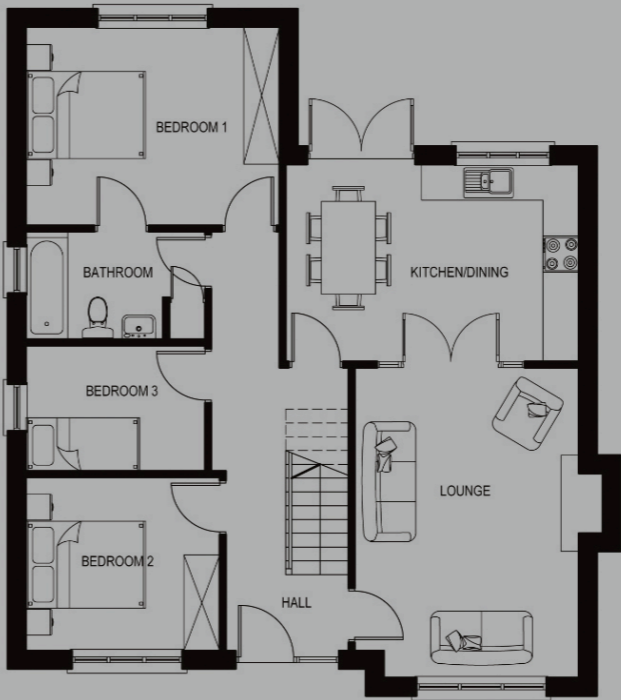
TYPE A



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\*



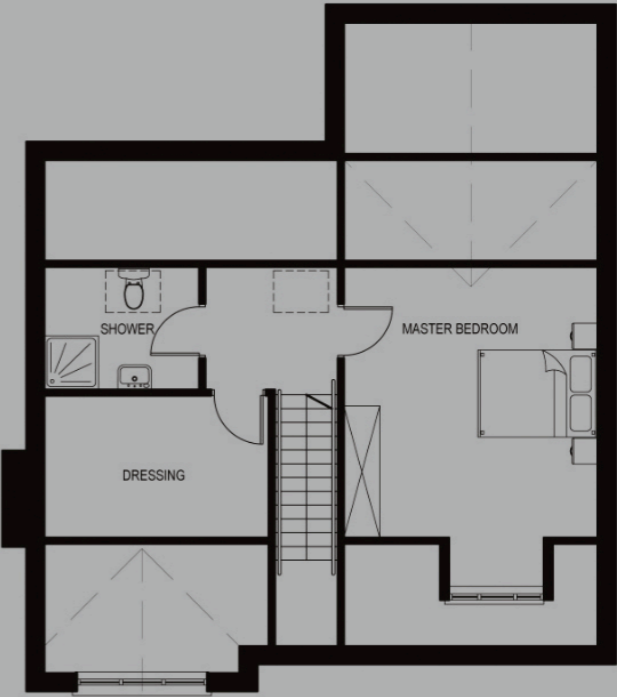
Detached Chalet Bungalow  
New Build Homes  
One / Two Reception Rooms  
Three / Four Bedrooms  
Ground Floor Bathroom  
First Floor Shower Room  
Excellent Sea Views to Rear  
Front & Rear Lawn Gardens

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

