

simon**BRIEN**  
RESIDENTIAL

5C Castle Street,  
Portaferry, BT22 1NZ



Offers Around £180,000

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



#### KEY FEATURES

- A detached property in need of modernisation
- Located in the centre of Portaferry, yet in a quiet residential area
- A full range of amenities are all within easy walking distance
- Beautiful views to the Nugent Estate and over the Exploris Aquarium
- Lounge with open fire and feature bay window
- Dining room
- Good sized kitchen with casual dining space, range of solid wood units, integrated appliances
- Four bedrooms, all with built in robes
- Shower room comprising white suite
- Downstairs cloakroom
- Detached garage with off road parking
- Small, easily maintained gardens to front and rear
- Oil fired central heating system
- uPVC double glazed windows and doors

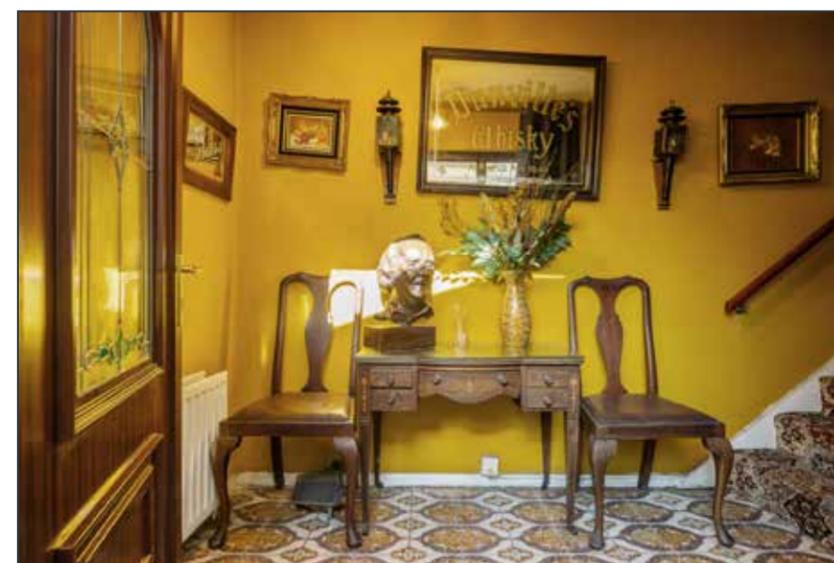
#### SUMMARY

Portaferry is approximately a 45-minute drive from Belfast, and easily accessible to Strangford village and Downpatrick via the ferry terminal located a few minutes stroll from the property.

5c Castle Street is well placed to enjoy busy village life with a full range of amenities on offer, including the Marina, Exploris Aquarium, Portico, and popular eateries with occasional live music like Bull & Claw, The Port Hotel, Portaferry Sailing Club and Fiddlers Green, coupled with the obvious benefits of living beside Strangford Lough and having easy access to coastal or countryside walks.

In need of modernisation throughout, the subject property offers the opportunity for the successful buyer to “put their own stamp” on the property and provide a home that best suits their own needs. The property may also lend itself as a weekend retreat or base for those who are retired and like to travel or go on extended holidays.

There are uninterrupted views across to the Nugent Estate woodland and over the Exploris Aquarium from the front. Any interested parties should contact our Newtownards office at your earliest convenience on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

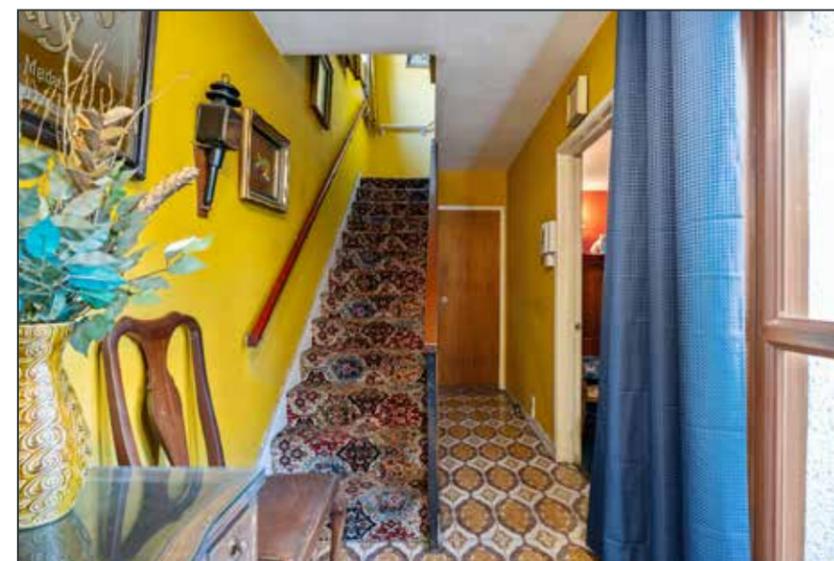
uPVC double glazed front door, double glazed side light.

##### ENTRANCE HALL:

Ceramic tiled floor.

##### CLOAKROOM:

White suite comprising: wall mounted wash hand basin, push button WC.



##### LOUNGE:

**16' 0" x 13' 5" (4.88m x 4.09m)**

Feature ceramic fireplace, open fire, back boiler, large bay window, wall light points, steps to Dining Room.

##### DINING ROOM:

**10' 0" x 9' 9" (3.05m x 2.97m)**



**DELUXE KITCHEN/BREAKFAST ROOM:  
15' 9" x 11' 8" (4.8m x 3.56m)**

Double drainer stainless steel sink unit with mixer taps, range of high and low level solid wood units, Formica roll edge work surfaces, 4 ring ceramic hob unit, double built in oven, extractor hood, integrated dishwasher and fridge freezer, plumbed for washing machine, wine rack, display cabinets, wall tiling, ceramic tiled floor, uPVC double glazed door to rear.

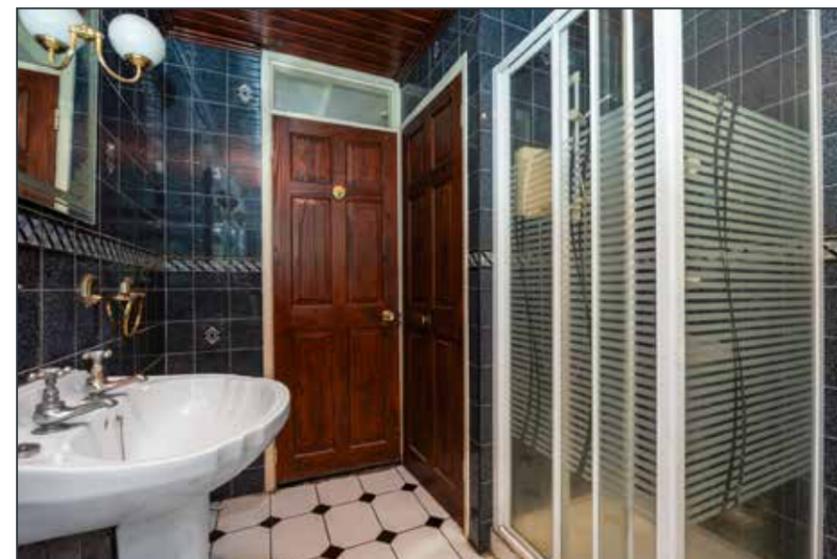
**FIRST FLOOR**

**BEDROOM (1):  
13' 0" x 9' 11" (3.96m x 3.02m) At widest points.**

Dual aspect, double built in robe and built in robe.



**BEDROOM (2):**  
**10' 3" x 10' 0" (3.12m x 3.05m)**  
Built in robe.



**SHOWER ROOM:**  
White suite comprising: Separate fully tiled shower cubicle, thermostatically controlled shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.



**BEDROOM (3):**  
**11' 4" x 8' 10" (3.45m x 2.69m)**  
Two double built in robes, dual aspect.



**OUTSIDE**  
Gardens to front and rear in flowerbeds, lawns, concrete path, boiler house, oil fired boiler, oil storage tank.

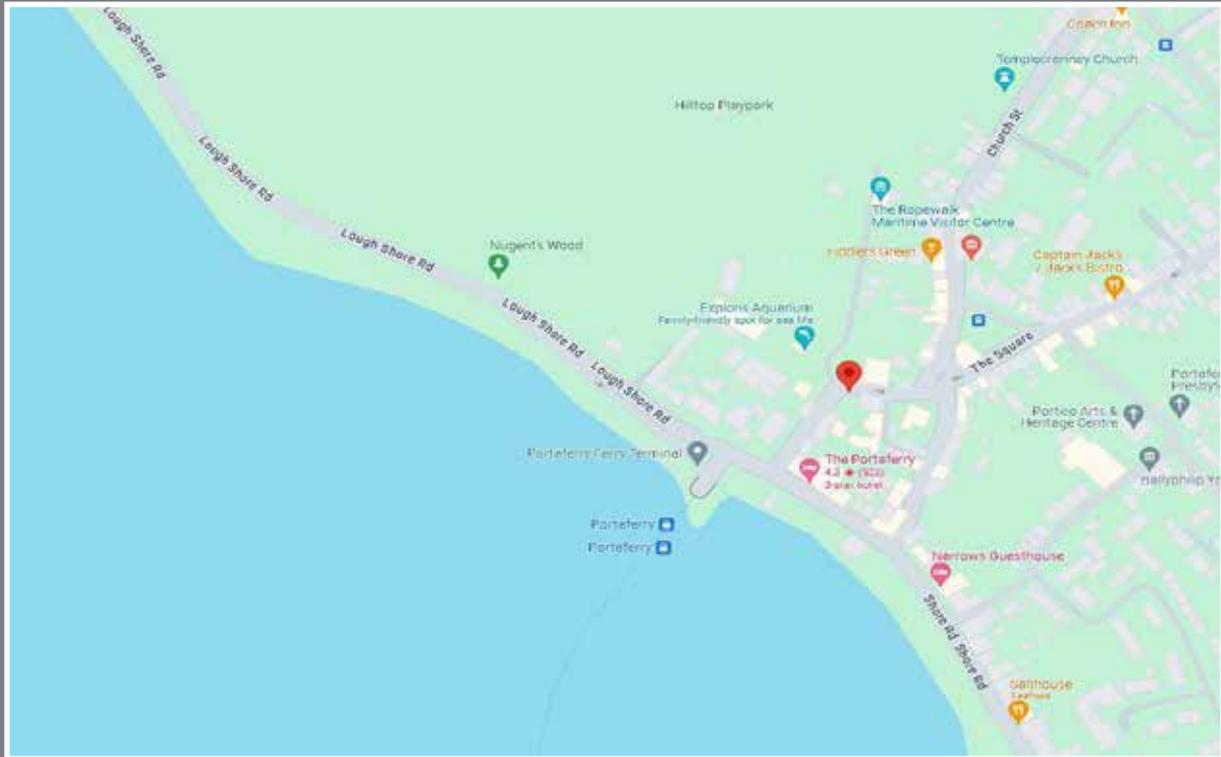


**BEDROOM (4):**  
**10' 0" x 8' 4" (3.05m x 2.54m)**  
Built in robe.



**GARAGE:**  
**16' 3" x 11' 3" (4.95m x 3.43m)**  
Up and over door, light and power, approached via small tarmac driveway.

# 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: RO/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	54 E
21-38	F		
1-20	G		

EPC REF: 2010-2222-3140-0509-7825

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