

33 The Square,  
Portaferry, BT22



Offers Around £55,000

Telephone 02891 800700  
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KEY FEATURES

- CASH OFFERS ONLY
- Purchasers will NOT be able to obtain a mortgage on this property due to its condition
- Terrace Property in Central Portaferry Location
- Excellent Opportunity for the Property Investor or Developer
- Potential building site, subject to approvals
- In need of extensive works
- Large Accommodation Throughout
- Generous Gardens to Rear
- Yard & Sheds to Rear
- Access to Rear Yard from Street (Blue Door)
- On Street Parking
- B1 Listed Building
- Internal viewings can NOT take place

SUMMARY

This mid terrace property along the Square in Portaferry was constructed in the late 1790's and is sure to have much appeal. Although in need of modernisation & updating the address & size are sure to impress. Located strategically on the Main Square of Portaferry, a quaint coastal market town at the tip of the picturesque Ards Peninsula and close to all the local tourist amenities, car ferry & Northern Ireland's only aquarium.

Accommodation comprises of entrance porch, entrance hall, living room, former shop unit, utility / scullery, rear hallway, kitchen, separate WC & open spaced archway leading to large hall to rear. Access here is provided to the rear yard, garden, sheds & outbuilding. Upstairs are a further living room, fitted kitchen, bathroom & five bedrooms. Access to roofspace which is divided up into two areas & features light, power & water.

No 33 the Square is certainly something unique that rarely comes to the market and would be suitable for a wide variety of usages. Viewing recommended.

ACCOMMODATION

GROUND FLOOR  
Hardwood Door to Entrance Porch

ENTRANCE PORCH:  
Glazed Door to Entrance Hall, Glazed Door to Living Room, Tiled Floor

ENTRANCE HALL:  
Stairs to First Floor, Understairs Storage

LIVING ROOM:  
10' 03" x 13' 06" (3.12 x 4.11)  
Open Fireplace with Tiled Hearth & Surround

FORMER SHOP UNIT:  
8' 08" x 15' 01" (2.64 x 4.6)  
Vinyl Floor, Part Wood Panelled Walls, Door to the Square/Street Level

UTILITY ROOM:  
Stainless Steel Sink, Shelving

REAR HALLWAY:  
Cloaks Area

SEPARATE WC:  
Low Flush WC, WHB

KITCHEN:  
Kitchen Units, Stainless Steel Sink & Drainer

9' 06" x 14' 07" (2.9 x 4.44)  
Open Space, Steps down to -

HALL:  
32' 09" x 24' 08" (9.98 x 7.52)  
Narrowing to 16' 03", Beams, Storage, Doors to Garden & Rear Yard

FIRST FLOOR

LIVING ROOM:  
13' 01" x 19' 04" (3.99 x 5.89)  
Beams, Open Fireplace with Stone Surround

BATHROOM:  
Low Flush WC, WHB, Bath with Mixer Taps, Part Tiled Walls

HOTPRESS:

KITCHEN WITH BREAKFAST AREA:  
13' 00" x 16' 09" (3.96 x 5.11)  
Oak Units at Floor & Eye Level, Stainless Steel Sink & Drainer, Breakfast Bar, Laminate Countertop, Ariston Oven & Electric Hob, Extractor Fan, Whirlpool Fridge Freezer, Tile Splashback

BEDROOM (1):  
11' 05" x 11' 00" (3.48 x 3.35)

BEDROOM (2):  
8' 00" x 9' 07" (2.44 x 2.92)

BEDROOM (3):  
6' 05" x 12' 01" (1.96 x 3.68)

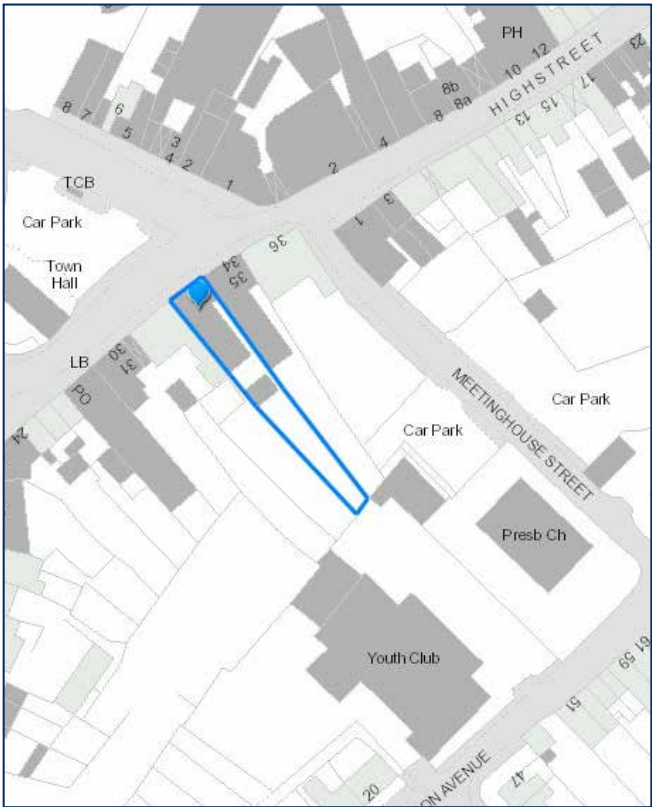
BEDROOM (4):  
8' 04" x 12' 04" (2.54 x 3.76)

BEDROOM (5):  
9' 02" x 12' 03" (2.79 x 3.73)

SECOND FLOOR

ROOFSpace:  
Divided into two areas with under eaves storage, light, power & water

OUTSIDE  
Rear yard consisting of outhouses & sheds. Large gardens to rear also.



# Location



Coming into Portaferry follow the signs for the ferry and towards the harbour, you will come into the Square and No 33 is on your left hand side

## 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

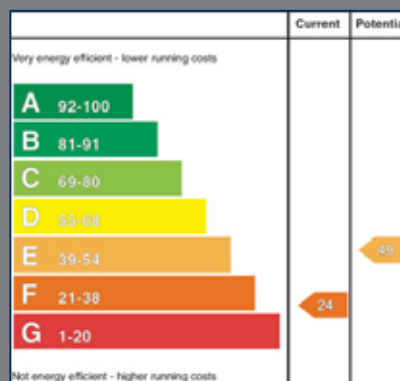
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