



1 Pypers Hill | Portavogie | BT22 1EJ

02891 180081 | viewings by appointment 7 days a week

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1 Pypers Hill

- * A bright and spacious detached bungalow located in a rural location
- * Located close to the seaside village of Portavogie
- * Well-presented and ready to move into
- * Large kitchen with feature range and dining space
- * Spacious living room with a feature fireplace and open fire
- * Separate family room with dual aspect windows which can be utilised as a third bedroom
- * Two well-proportioned bedrooms
- * Newly installed shower room with three piece white suite
- * Oil fired central heating and double glazed throughout
- * Side and rear garden laid in lawn with mature hedges
- * Driveway with parking for 3+ cars
- * Conveniently located minutes from local amenities and the stunning coastline

Offers Around: £155,000



The Quiet Life!

This is the perfect home for those that crave a rural location with plenty of outdoor space yet within easy access of local amenities. Situated in the outskirts of the coastal village of Portavogie, this property will appeal to those purchasers seeking a quiet lifestyle in an enviable location with facilities close by! The accommodation is flexible and spacious and has been recently upgraded. A newly installed bathroom and new carpets and flooring throughout mean there is nothing to do but unpack your belongings and enjoy the lifestyle this property will provide.

Internally the property comprises a bright entrance porch, an entrance hall and a spacious and bright living room with a feature fireplace and open fire, the ideal spot to relax on those cooler days. There is also a separate family room or third bedroom, with dual aspect windows affording beautiful views across the countryside, a large kitchen with plenty of dining space and an enviable 'Stanley' range cooker that will be the heart of this home, two double bedrooms and a newly installed shower room.

Externally, there is a large driveway to the front and side of the property with parking for three cars and a garden laid in lawn to the side and rear, providing plenty of space to relax, unwind and enjoy the tranquil surroundings.

Pyper's Hill benefits from the peace and tranquillity offered by rural countryside living yet is within easy access to the local amenities of Portavogie village. With the beautiful coastline of this part of the country minutes away, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	30 F	
1-20	G		



THIS PROPERTY COMPRISES

UPVC Front door...

ENTRANCE PORCH: Laminate wooden flooring.

HALLWAY: Laminate wooden flooring.

LIVING ROOM: (4.60m x 3.80m) Laminate wooden flooring. Feature wooden fireplace with tiled surround, cast iron inset and tiled hearth. Open fire. Door to...

FAMILY ROOM: (4.57m x 3.37m) Dual aspect windows with countryside views.

KITCHEN: (5.12m x 3.29m) Range of high and low level units with marble effect worksurfaces. Double stainless steel sinks with mixer taps. Plumbed for washing

machine. Feature Stanley range with concealed extractor hood. Dining space. Recessed lighting. Tiled floor. UPVC door to rear.

INNER HALL: Hot press.

SHOWER ROOM: (2.74m x 1.72m) Three piece white suite comprising fully tiled shower enclosure with Triton Enrich electric shower, pedestal wash hand basin and low flush WC. Chrome heated towel rail. Tiled splashback.

BEDROOM (1): (4.13m x 2.72m)

BEDROOM: (2): (4.06m x 3.56m)

OUTSIDE

Driveway with parking for 3+ cars

Garden to side and rear laid in lawn. Gate.



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