



5 Westlea Gardens, Portavogie,
Newtownards, County Down, BT22
1EG

Asking Price: £105,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this well presented end terrace property located in the popular seaside village of Portavogie. Ideally positioned and just a stones throw from Portavogie Primary School and a short walk from Portavogie beach, this home will appeal to an array of purchaser from first time buyers, to young families or investors. Internally the property comprises on the ground floor of an entrance hall, livingroom, kitchen/diner and a bathroom, while on the first floor there are three well proportioned bedrooms. The property is further enhanced with oil fired central heating and double glazing. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

PVC Front door.

Living Room

16'5" x 9'11" (max) (5m x 3.02m (max))
Open fire. Under stairs storage.

Kitchen / Diner

12'10" x 10'1" (3.9m x 3.07m)
Fitted kitchen with an excellent range of high and low level units and laminate work tops. Stainless steel single drainer sink unit with mixer tap. Integrated fridge / freezer, 4 ring gas hob, stainless steel extractor fan and single oven. Hot press. PVC door to rear.

Bathroom

6'8" x 5'6" (2.03m x 1.68m)
White suite comprising low flush WC, pedestal wash hand basin and panel bath with mixer tap and hand held shower attachment. Part tiled walls.

FIRST FLOOR

Landing

Bedroom 1

12'10" x 9'7" (3.9m x 2.92m)
Built in wardrobe.

Bedroom 2

13' x 10'8" (max) (3.96m x 3.25m (max))

Bedroom 3

10'9" x 6'8" (3.28m x 2.03m)

Outside

Front garden laid in lawns and enclosed garden to rear laid in lawns with patio area. Garden shed.

Heating Type

Oil fired central heating.

Glazing Type

Double glazed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.