

3 Hillside, Portavogie,
Newtownards, County Down,
BT22 1EZ

Asking Price: £249,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

3 Hillside, Portavogie, Newtownards, County Down, BT22

Asking Price: £249,950

Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this immaculately presented and extended detached bungalow in the popular seaside village of Portavogie.

Ideally positioned, the property is a short distance from Portavogie Primary School and Portavogie beach.

Occupying a generous level site the bungalow will appeal to an array of purchasers from families or to those wishing to downsize and live on one level.

The bungalow has been recently extended and updated to include a stunning new sunroom, newly fitted kitchen, modern bathroom and contemporary ensuite. Internally the property comprises on the ground floor of an entrance hall, spacious livingroom, kitchen / diner open to sunroom, three bedrooms - master with ensuite and a family bathroom.

Externally the property is a gardeners delight with well manicured gardens to the front, side and rear - ideal for summer entertaining. The property is further enhanced with oil fired central heating and PVC double glazing. To arrange your private appointment of this stunning home contact Reeds Rains Newtownards on 028 9181 4144.

Entrance Hall

Laminate flooring. Storage cupboard.

Living Room

20'6" x 11'10" (6.25m x 3.6m)
Laminate flooring. Feature stove with wood mantle and slate hearth. PVC French doors to rear.

Kitchen / Dining

21'3" x 11'6" (6.48m x 3.5m)
New fitted luxury kitchen with an excellent range of high and low level units and laminate work tops. One and a half bowl stainless steel single drainer sink unit with mixer tap. Space

for range style cooker with stainless steel extractor fan. Plumbed for dishwasher. Tiled floor. Recessed spotlights. Open to:

Sunroom

12'9" x 12'1" (3.89m x 3.68m)
Laminate flooring. Recess spotlights. French doors to rear garden.

Bedroom 1

12'9" x 10'4" (Max) (3.89m x 3.15m (Max))

Ensuite Bathroom

6'10" x 4 (2.08m x 4)
Modern white suite comprising low flush WC, vanity wash hand basin with mixer tap and shower cubicle with thermostatically controlled shower. Towel rail. Tiled floor and part tiled walls. Recess spotlights and extractor fan. Velux window.

Bedroom 2

12 x 9'9" (12 x 2.97m)
Laminate flooring.

Bedroom 3

10'5" x 9'5" (Max) (3.18m x 2.87m (Max))
Laminate flooring.

Bathroom

6'11" x 6'3" (2.1m x 1.9m)
Contemporary white suite comprising low flush WC, vanity wash hand basin with mixer tap and freestanding bath with mixer tap and handheld shower attachment. Towel rail and recessed spotlights. Tiled floor and part tiled walls.

Garage

20'8" x 10'7" (6.3m x 3.23m)
Up and over garage door and rear PVC access door. Oil boiler.

Outside

Immaculately presented front garden laid in lawns with shrubs and well stocked flower

beds. Concrete drive leading to attached garage. Enclosed and impeccably presented garden to rear laid in lawns with feature patio area, shrubs and well stocked flower beds. Greenhouse.

Heating type

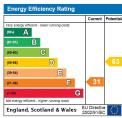
Oil fired central heating.

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/contents>



For full EPC please contact the branch.

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 Cammoneu 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.