

# 13B Ballygalget Road

Portaferry

BT22 1NF



**£225,000**

*Offers around*

- Detached Bungalow & Garage
- Upvc Windows & Doors
- Oil Fired Heating
- Exceptional site
- EPC: 35F







This is an exceptional property, made so by it's elevated site, it's spectacular views and it's choice location. The dwelling itself is fairly traditional, but extends to four bedrooms, with integrated garage, Upvc double glazing and oil fired central heating. The accommodation is well presented and configured to provide the living room with that splendid open aspect and views to the Lough. The gardens which wrap around the house add a welcomed maturity and in addition there is excellent parking space and a tidy tarmac driveway.

Viewing is strictly by appointment through the selling agents at AMG Property Sales.

### Accommodation

Hall	The Upvc entrance door leads to the entrance hall and an internal lobby housing an exceptionally spacious hot press. Wood laminate flooring.
Utility	A utility/cloakroom is located off the front hall. Here we have high and low level storage with a worktop incorporating a stainless steel sink inset. There is space for a washing machine and drier, Tiled floor and part tiled walls.
Lounge 18'9" x 11'6"	This is the highlight of the accommodation with a large picture window providing superb views over the countryside to Strangford Lough. A spacious room featuring an open plan layout to the dining room with co-ordinated finish throughout, featuring attractive wood laminate flooring and bright recessed spot lighting. This makes for a wonderful social area and the lounge area also features an open fire on a raised hearth to provide character and extra warmth on those winter evenings.
Dining Room 12'10" x 9'10"	Open to the lounge via square arch and providing additional natural lighting to the area through a large gable window.



### Accommodation Continued

#### Kitchen / Dining 17'0" X 10'6"

The kitchen is traditional and deceptively spacious. The rustic pine units provide high and low level storage and incorporate larder and display units. There is an integrated ceramic hob with a satin steel splash back and a built in extractor unit. Integrated double eye level ovens. Excellent work surface with stainless steel sink inset. There is also space for a fridge/freezer, dishwasher and dining table. The room has a bright décor with tiled floor and illuminating recessed spot lighting.

#### Bathroom 8'2" x 6'6"

White suite comprising low flush wc, pedestal wash hand basin and panel bath with mixer taps and shower attachment. Fully tiled décor.





### Accommodation Continued

Bedroom 1  
Ensuite  
11'10" x 10'2"

A double room with private aspect to rear. Attractive laminate flooring. The ensuite shower room comprises a low flush wc, pedestal wash hand basin and a fully tiled shower cubicle with mains shower. Tiled floor. There is also useful built in storage with sliding door access and two separate top boxes.

Bedroom 2  
13'2" x 10'10"

Double bedroom with aspect and views to front elevation.

Bedroom 3  
11'2" x 8'6"

Double room with aspect over rear garden.

Bedroom 4  
10'2" x 8'6"

Double room with aspect and views to front elevation.





### Garden & Exterior

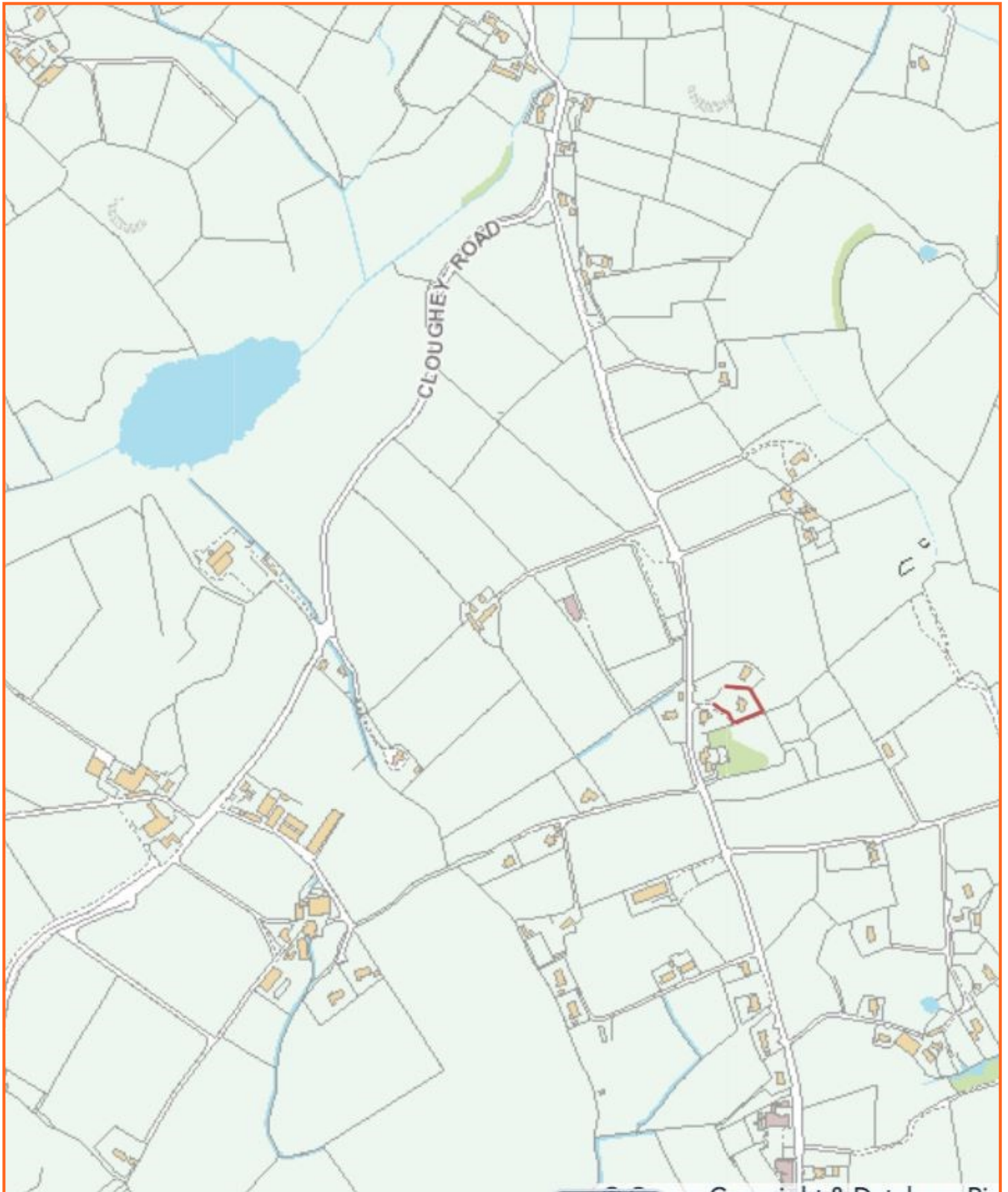
Garden	The garden here is of particular interest and it's natural sloping topography adds to it's character and dictates the design. The front garden is for the most part in lawn with a selection of well placed specimen shrubs, mainly of the evergreen varieties providing all year round screening. There is a tidy paved front patio from where one can enjoy the panoramic views to Strangford Lough. The rear garden wraps around the house like a horticultural blanket and it's split level design adds interest to the patio, the pond and the planting. There is a welcome touch of maturity here. There is also plenty of service space around the house and exceptional parking space adjacent to the bungalow.
Garage 11'6" x 18'6"	When the site was reconfigured, the integrated garage became inaccessible for vehicular use and is now used for storage. Metal up and over door.
Other	Upvc fascia & soffit. 2 x outside water taps. Outside lighting. Oil boiler and oil storage tank.



## Additional Gallery



## Location Map





## Financial Planning

Providing YOU with clear financial direction



## Rental Services

Helping YOU by taking the hassle out of letting

## Property Sales

Guiding YOU with impartial professional advice



## Property Maintenance

Providing YOU with top quality repairs & maintenance

### FINANCIAL PLANNING

- Professional financial planning
- Free consultation
- Impartial advice
- Home, office and out of hours appointments
- Advice given on the following;
  - ♦ Mortgages
  - ♦ Mortgage Protection
  - ♦ Family Protection
  - ♦ Income Protection
  - ♦ Private Medical Insurance
  - ♦ Inheritance Tax Planning
- Business Planning;
  - ♦ Financial Restructuring
  - ♦ Tax Planning
  - ♦ Debt Advice
  - ♦ Business Protection
  - ♦ Commercial Insurance
- General Insurance
  - ♦ Home Insurance
  - ♦ Landlord Insurance
  - ♦ Commercial Insurance

### PROPERTY SALES

- Professional photographs
- Property advertised on;
  - ♦ AMG website
  - ♦ Property Pal
- Advanced visual marketing
- Social media marketing
- Video presentations
- Smart app functionality
- Window and brochure display
- Regular feedback on enquiries and viewings
- Database of prospective purchasers
- Expertise and experience

### RENTAL SERVICES

- Clear contract outlining landlord, tenant and AMG's obligations
- Property advertised on;
  - ♦ AMG website
  - ♦ Property Pal
- Accompanied viewings
- Screening of perspective tenants
- Processing of tenancy agreement and all associated paperwork
- Electronic payment to landlords
- On-going communication with landlord and tenant
- Reliable, qualified tradesmen to carry out emergency repairs
- Yearly tenancy agreements with inspection

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E		
21-38	F	35   F	
1-20	G		



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