



This most attractive Second Floor Apartment is situated in the heart of this picturesque and historic town of Portaferry on the shores of Strangford Lough. The property enjoys breathtaking views across The Narrows to Strangford village with the ever-changing vistas and marine activity of continual interest.

The spacious accommodation offers an excellent open plan kitchen / living / dining all enjoying superb views and three well-proportioned bedrooms - principal room with ensuite shower room, and separate bathroom. Of particular note is the superb balcony which is accessed from the Living Area plus the apartment benefits from a Lift to all floors.

This is a splendid apartment that can be all things to all people - a holiday retreat, a retirement home or even a permanent residence. For those commuting, it is a 45 minute drive to Belfast, with Downpatrick and South Down accessible by the Portaferry / Strangford ferry.

Offers Over
£199,950

28 The Saltpans ,
Portaferry,
NEWTOWNARDS,
BT22 1NX

Viewing by
appointment
through agent
028 9042 4747



- Superb Second Floor Apartment
- Uninterrupted Strangford Lough Views
- Entertainment Sized Kitchen / Living / Dining Room
- Unique & Superb Balcony over looking the Lough - accessed via the Living Area
- Three Well Proportioned Bedrooms, Principal Room with Enuite Shower Room
- Lift Access to All Floors
- White Bathroom Suite
- Double Glazed Windows / Oil Fired Central Heating / Gas Fire in Living Area (not connected)
- Resident & Visitor Parking
- Management Company Approx £1,000 per annum
- Ideal Holiday Retreat or Retirement Home
- Sought After Shore Fronting Location

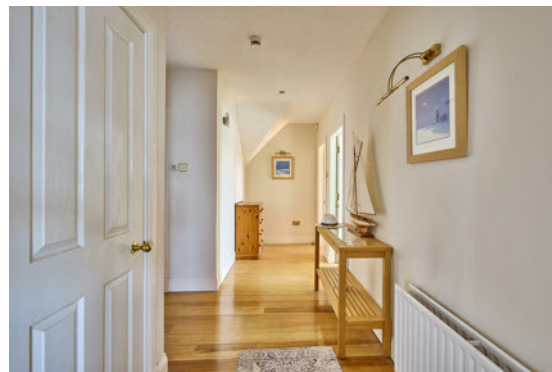
The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL Stairs & lift to 2nd floor.

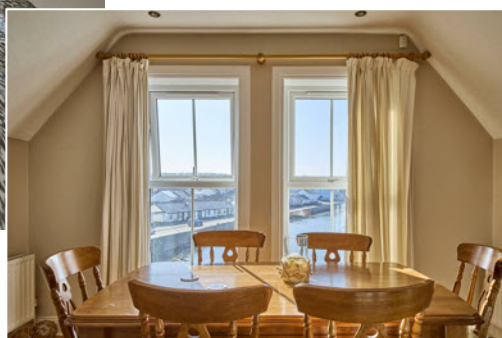
Front door to number 28 leading to...

ENTRANCE HALL: Pitch pine floor.



Second Floor

LOUNGE/DINING 23' 0" x 12' 0" (7.01m x 3.66m) Marble fireplace with gas fire (not connected), pitch pine flooring, doors to balcony with excellent view over Strangford and the Lough.



Open plan to...

KITCHEN 14' 10" x 7' 0" (4.52m x 2.13m) Modern white kitchen with excellent range of high and low level units, 1.5 stainless steel sink unit with mixer tap, display shelving, integrated fridge/freezer, NEFF dishwasher, washer/dryer, Rayburn range (Oil fired for cooking & heating), pitch pine flooring, Velux window, low voltage spotlights.



PRINCIPAL BEDROOM 14' 0" x 9' 0" (4.27m x 2.74m) Pitch pine floor, full range of built-in robes with matching cupboards and drawers, excellent Lough views.

ENSUITE Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin, heated towel rail, Velux window, extractor fan, pitch pine flooring.



BEDROOM (2): 15' 0" x 10' 0" (4.57m x 3.05m) Pitch pine flooring, dressing table, views across to Strangford ferry, built-in robes.



BEDROOM (3): 15' 0" x 7' 10" (4.57m x 2.39m) Pitch pine flooring, built in cupboard, low voltage spot lights.



BATHROOM: White bathroom suite comprising panelled bath with shower screen and mixer tap, pedestal wash hand basin, low flush WC, heated towel rail, fully tiled walls, Velux window, pitch pine floor.



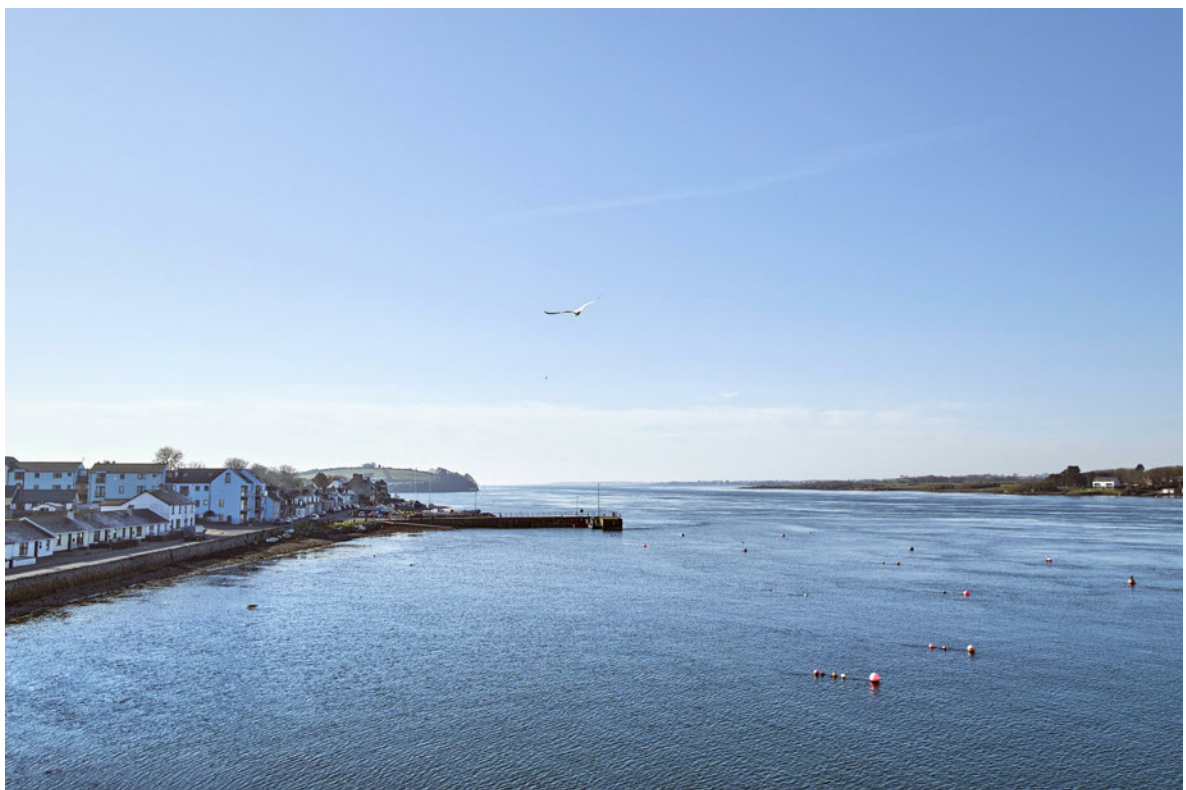
LINEN CUPBOARD: Megaflo pressurised water system.

Outside

OUTSIDE Resident & visitor parking.

Management company: £1000 per annum.





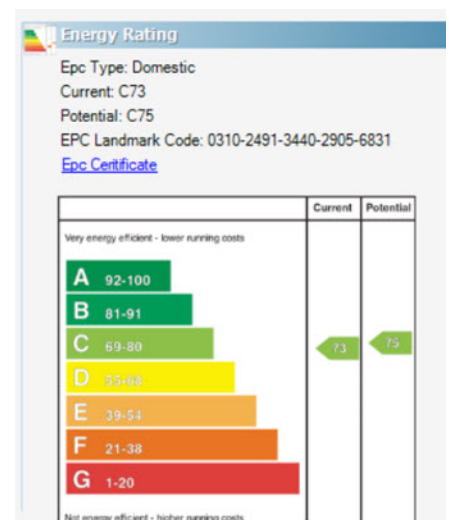
Location:

When entering the town, follow signs to Ferry Terminal. At seafront turn left and "The Saltpans" is on the right hand side.

Telephone 028 9042 4747
www.templetonrobinson.com



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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