



Unique opportunity to purchase a site extending to circa 2.2 acres with planning passed for 2 detached houses of approximately 2400 square feet, planning applied for 2 detached houses of approximately 2000 square feet and further development potential for 2 further sites which will have sea views.

Including a detached house in need of modernisation which comprises lounge, family room, kitchen/dining, utility room, four first floor bedrooms and bathroom and benefits from oil fired heating and double glazing.

Situated on the Ards Peninsula renowned for its natural beauty yet only 30 minutes from Newtownards and Bangor. Within walking distance of the seaside village of Portavogie with shops, schools, churches, restaurant and the harbour with coastal walks.

Offers Around
£295,000

113 Main Road,
Portavogie,
Newtownards,
BT22 1EL

Viewing by
appointment with
& through agent
028 9042 4747



- Detached House on 2.2 Acre Site
- Set in a Quiet Laneway Off the Main Road
- House Will Require Modernisation
- Lounge / Family Room
- Kitchen with Dining Area / Utility Room
- Four First Floor Bedrooms / Bathroom
- Plans Passed for Two Detached Houses - Approximately 2400 sq ft each. (Foundations are laid and passed by Building Control)
- Planning Applied for Two Detached Houses - Approximately 2000 sq ft each
- Two Further Potential Sites with Sea Views (Subject to Planning)



The Property Comprises:

Entrance - ENTRANCE HALL: uPVC double glazed front door.



Ground Floor

LOUNGE: 14' 1" x 13' 6" (4.29m x 4.11m) Marble fireplace with cast iron inset, cornice ceiling and ceiling rose.





FAMILY ROOM: 20' 2" x 12' 7" (6.15m x 3.84m) Feature brick fireplace with slate hearth and cast iron stove.



REAR HALLWAY: Under stairs storage.

UTILITY ROOM: 13' 5" x 6' 0" (4.09m x 1.83m) Plumbed for washing machine.

KITCHEN/DINING: 20' 3" x 14' 0" (6.17m x 4.27m) 1.5 stainless steel sink unit, Formica round edge work surfaces, built-in split level oven and hob unit, integrated extractor hood, plumbed for washing machine, wall tiling, recessed down lighting.



First Floor - Wired for wall lights. Hotpress with copper cylinder and immersion heater.

BEDROOM (1): 14' 4" x 12' 0" (4.37m x 3.66m)



BEDROOM (2): 11' 3" x 9' 6" (3.43m x 2.9m) Plumbed for shower.

BEDROOM (3): 11' 5" x 9' 0" (3.48m x 2.74m) Including range of built-in furniture including robes, drawers, cupboards, dressing table unit and bedside tables.

BEDROOM (4): 14' 0" x 8' 4" (4.27m x 2.54m)

BATHROOM: White suite comprising corner jacuzzi bath with mixer tap, pedestal wash hand basin with mixer tap, low flush wc, fully tiled shower cubicle with independent electric Triton shower unit, wall tiling, recessed down lighting.



Site 1

Plans Passed for Two Detached Houses - Approximately 2400 sq ft each. (Foundations are laid and passed by Building Control)

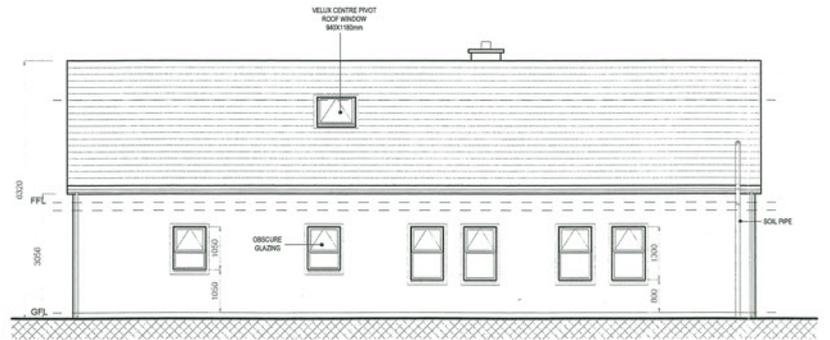


Site 2

Planning Applied for Two Detached Houses – Approximately 2000 sq ft each.



PROPOSED FRONT ELEVATION SCALE 1:100



PROPOSED REAR ELEVATION SCALE 1:100

Site 3

Two Further (Walled Garden) Potential Sites with Sea Views (Subject to Planning)





Outside

Parking to front. Rear garden.

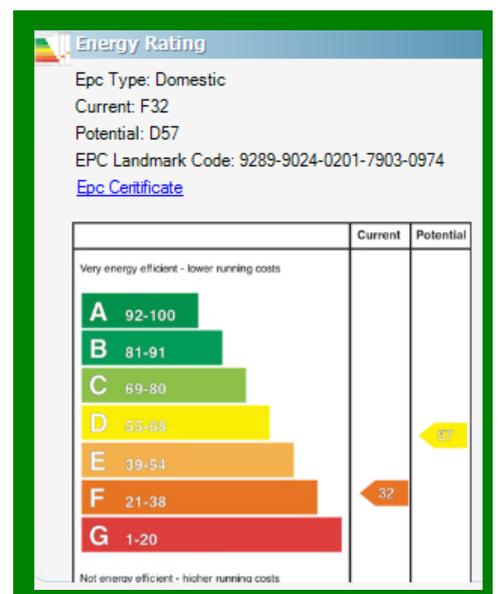
Site approximately 2.2 acres with planning permission granted for 2 detached properties, planning applied for 2 further detached properties and a further 2 sites.

Location:

Travelling from Ballyhalbert to Portavogie along Shore Road, turn right into Warnock Road. At end of Warnock Road turn left onto Main Road and no113 is located just off the main road on the left hand side.

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



With You Every **Step** of the Way



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