

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 GOWLAND GROVE,
PORTAVOGIE, BT22**

ASKING PRICE £215,000

SHOW HOME OPEN
by private appointment
02891811444

The Gowland Development in Portavogie is located on the Warnock's Road, a few hundred yards from the main Shore Road into Portavogie and as such its position affords easy access to the surrounding Peninsula Areas including Portaferry, Millisle, Donaghadee, Newtownards and for those commuting to Bangor or Belfast.

KITCHEN

PC sum available, ask agent for further details.

SANITARY WARE

Modern white sanitary ware to bathrooms, en suites (where applicable) and wcs
Shower tray and enclosure to en suites
PC Sum to contribute to tiling for floor and splashbacks

INTERNAL DETAILING

Pre-finished Oak internal doors with contemporary door furniture
Painted skirting boards and architraves
Painted balustrades and handrails to stairs
Walls and ceilings painted in emulsion
Recessed spotlighting in the kitchen, hall, bathroom and utility

EXTERNAL FINISHES

Oil fired central heating
Double glazed windows in uPVC frames
Composite front door with 5 point locking system
PVC guttering and PVC downpipes
Landscaped front and rear gardens
Close boarded timber fencing to rear boundaries

WARRANTY

Global Homes Warranty

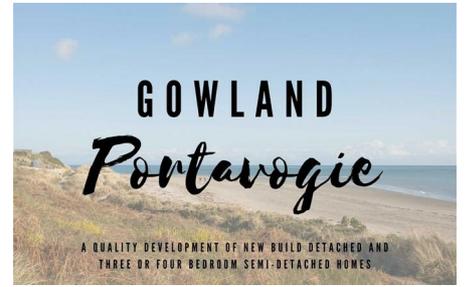
* Photos are for illustration purposes only. Images are of a different house type within the same development.

* These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of facts and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Plans are not to scale and all dimensions shown are approximate.



Key Features

- Detached Chalet Bungalow
- One / Two Reception Rooms
- Three / Four Bedrooms
- Ground Floor Bathroom
- First Floor Ensuite Shower Room
- Front & Rear Lawn Gardens
- Adaptable Layout Circa 1300 Sq Ft



These plans are for information only and do not constitute an offer of any property. All dimensions, areas, and other details are subject to change without notice.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

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028 9064 1264

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028 9181 1444

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028 9047 1515

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028 9127 1185

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028 9072 9270

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028 9083 3295

RENTAL DIVISION
028 9070 1000

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028 9336 5986

DOWNPATRICK
028 4461 4101

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