



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**HOUSE TYPE A, 14
GOWLAND GROVE,**

ASKING PRICE £225,000

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

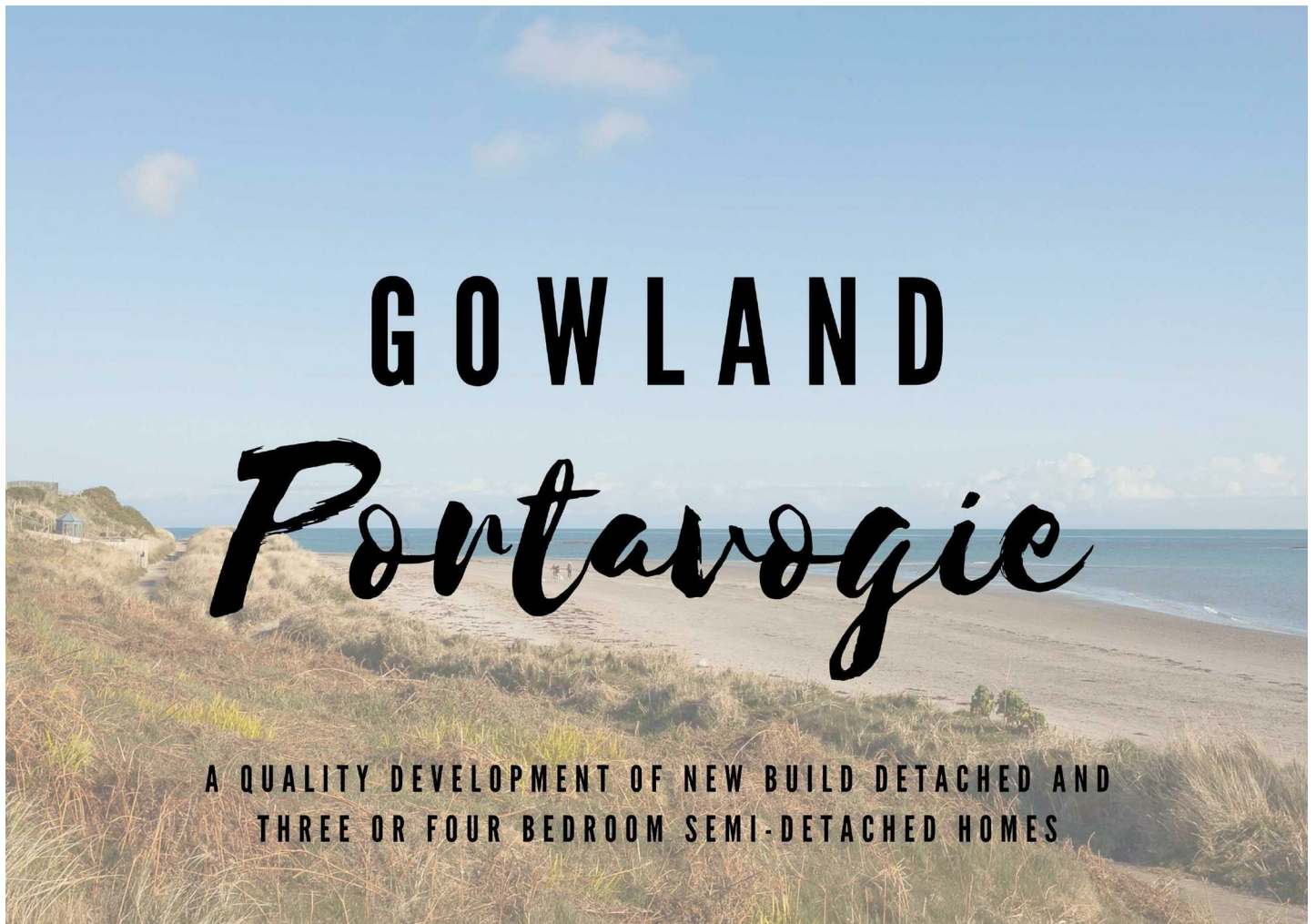
EXTERNAL FINISHES

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

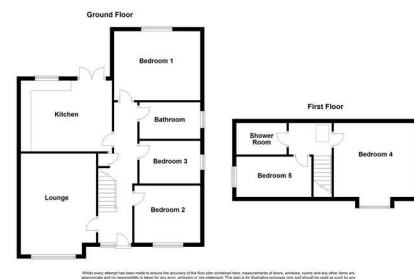
Global Homes Warranty

****Photos are for illustration purposes only. Images are of a different house type within the development.
Recessed spotlighting in the kitchen, hall, bathroom and utility**



Key Features

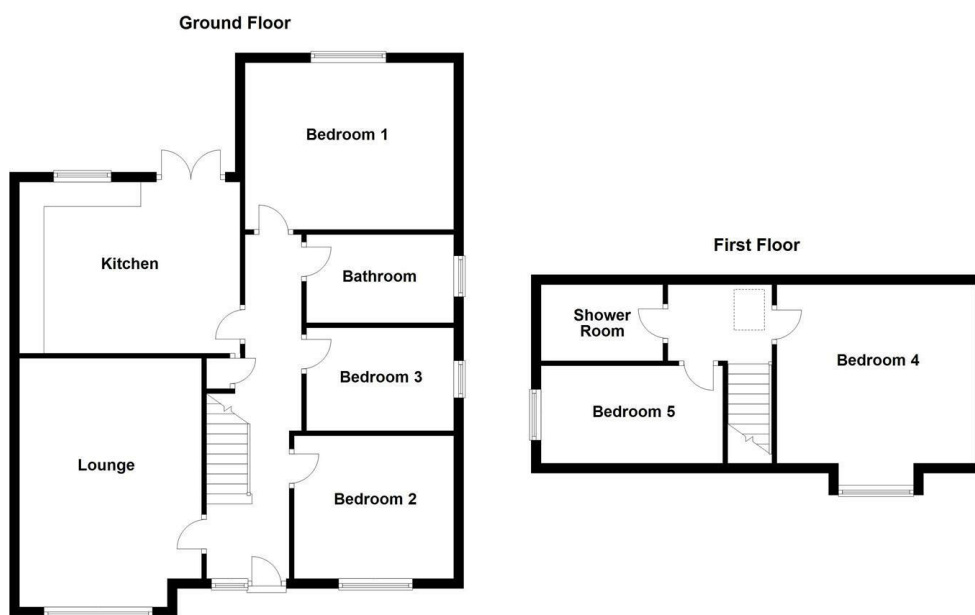
- Detached Chalet Bungalow
- One / Two Reception Rooms
- Four / Five Bedrooms
- Ground Floor Bathroom
- First Floor Shower Room
- Front & Rear Lawn Gardens











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

House Type A. Gowland

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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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