

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**177 MAIN ROAD,
PORTAVOGIE,**

OFFERS AROUND £350,000

Located on Main Road in the charming village of Portavogie, this recently renovated house offers a splendid blend of modern comfort and spacious living. With six generously sized bedrooms, including one conveniently located on the ground floor, this property is ideal for families or those seeking ample space for guests.

The heart of the home features an open plan living and dining area, perfect for entertaining or enjoying family time. The well-appointed kitchen is complemented by a boot room and an additional lounge, providing versatility for various activities. Two stoves add a touch of warmth and character, ensuring a cosy atmosphere during the colder months.

Outside, the property boasts a large yard, ideal for outdoor gatherings or simply enjoying the fresh air. Additionally, there is extra land that includes stables, outbuildings, and a paddock, making it a fantastic opportunity for those with equestrian interests or a desire for more outdoor space. A substantial commercial shed further enhances the property's appeal, offering potential for various uses.

Situated in a semi-rural location, this home is conveniently close to local amenities, ensuring that everything you need is within easy reach. This unique property is a rare find, and we highly recommend scheduling a viewing to fully appreciate all it has to offer. Don't miss the chance to make this exceptional house your new home.



Key Features

- Spacious Detached Home With Yard Area And Additional Outbuildings And Paddock
- Three Reception Areas Including Open Plan Living/Dining Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Fantastic Family Home With Opportunity For Equestrian Activities
- Six Well Proportioned Bedrooms Allowing For Adaptable Accommodation
- Semi Rural Location And Outlook, But Only Minutes From Local Amenities
- Well Finished And Maintained To A Good Standard Throughout
- Viewing Is Recommended For This Unique Home



Accommodation

Comprises:

Entrance Hall

Wood effect tiled flooring and storage understairs.

Lounge

13'2" x 18'2"

Wood laminate flooring, Inglenook style fireplace with multi fuel stove, tiled hearth, brick surround and wooden mantle.

Living/Dining Room

13'5" x 19'8"

Space for dining table, plumbed for washing machine and tumble dryer, tiled floor, Inglenook style fireplace with wood burning stove, tiled hearth and brick surround.

Kitchen

7'6" x 10'0"

Range of high and low units, laminate work surfaces, space for range cooker, space for fridge freezer, plumbed for dishwasher, single stainless steel sink with mixer tap and drainer, extractor hood, recessed spotlights, tiled floor and back door to enclosed rear yard.

Bedroom 3

11'8" x 11'10"

Double bedroom.

Rear Porch

Back door to enclosed rear garden.

Boot Room

6'0" x 11'4"

First Floor

Landing

Bedroom 1

11'5" x 19'10"

Double bedroom, built in sliding door wardrobe and loft access.

Bedroom 2

12'4" x 11'10"

Double bedroom.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, walk in shower enclosure with wall mounted overhead shower, panelled walls, heated towel rail and extractor fan.

Landing

Built in storage, hot press.

Bedroom 4

9'10" x 10'11"

Double bedroom.

Bedroom 5

9'0" x 9'8"

Double bedroom, wood laminate flooring.

Bedroom 6

7'10" x 9'9"

Shower Room

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap, shower enclosure with wall mounted overhead shower, panelled walls, heated towel rail and extractor fan.

Outside

Rear: Fully enclosed, fully paved, side gate for bin access, outside tap and light, large shed.

Yard opposite : Yard with sheds, paddock, stables, garage and electric gates.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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 9188 8000.

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.

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