

## 78 Church Street

Portaferry, Newtownards, BT22 1LT

Located in the charming village of Portaferry, right at the foot of the beautiful Ards Peninsula, this charming end townhouse is "small but perfectly formed" - as they say "Good things come in small packages". Recently redecorated by its present owner it shows attention to detail what a little foresight can achieve - It really is a very pleasant place to be.

The property offers 2 first floor bedrooms, both with built in storage cupboards, a beautiful and practical shower room, an open plan lounge/diner and a modern fitted kitchen to the rear. The lounge benefits from a multi fuel cast iron stove and the kitchen is, again, small but beautiful. To the rear is a small yard with bins storage and access. The property benefits from uPVC double glazing & oil fired central heating.

This property would make an ideal holiday home or Air B&B, especially given its proximity to many excellent bars & restaurants, the Strangford Ferry, Castleward and access to both sides of Strangford Lough, Ards Peninsula and Lecale areas of outstanding natural beauty.

What a place to just "chill out" and let your troubles drift away! Internal viewing is essential.

**Offers Over £89,950**

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- Charming end townhouse
- Beautifully presented and modernised
- 2 bedrooms
- Lounge/dining area with feature cast iron stove
- Modern shower room
- Modern fitted kitchen
- uPVC double glazing
- Oil fired central heating
- Small yard to rear for bins, oil etc.
- Ideal holiday home or Air B&B

## Entrance

## Porch

5'8x3'1 (1.73mx0.94m)

## Lounge

19'1x12'5 (5.82mx3.78m)

## Kitchen

8'10x8'4 (2.69mx2.54m)

## Landing

## Shower room

7'2x5'6 (2.18mx1.68m)

## Bedroom 1

12'8x10 (3.86mx3.05m)

## Bedroom 2

12'6x7'5 (3.81mx2.26m)

## Outside

## Tenure

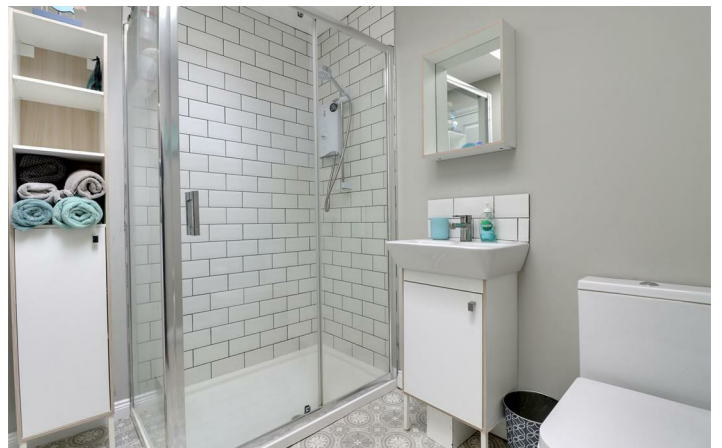
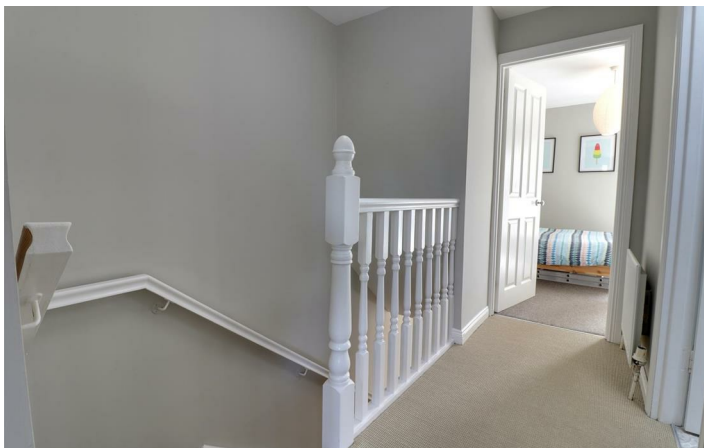
## Property misdescriptions



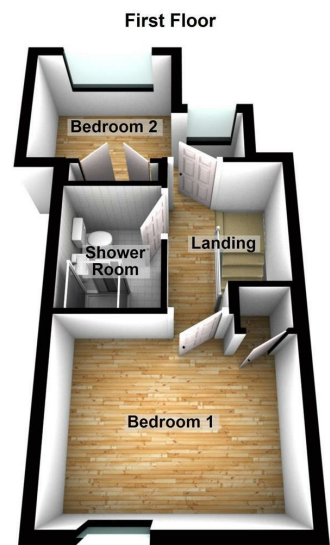
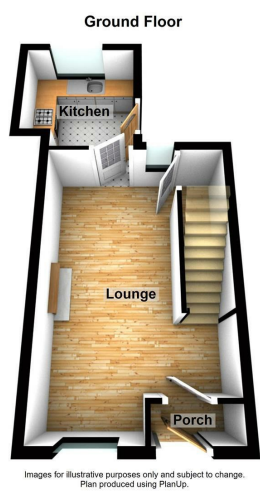
## Directions

Travelling into Portaferry from Kircubbin 78 Church Street is located just off the mini roundabout close to the old police station.





Floor Plan



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