



8 New Court

Portavogie, Newtownards, BT22 1DY

If you're prepared for some hard work and a modest investment then this property is a golden opportunity to purchase and add significant value through improvement and modernisation. "YES, a spacious, 1,600 sq.ft. detached home with 4 double bedrooms for the price of many semi detached homes in the area!"

The property offers a generous lounge with feature fireplace, a kitchen/diner with patio doors to the rear garden, a ground floor bathroom and 2 double bedrooms, including master with en-suite shower room. The former ground floor 3rd bedroom now incorporates a spindle staircase to the first floor and can be used as a dining room or home office whilst the 1st floor itself provides two further double bedrooms and a shower room.

Externally there are gardens in lawn to front & rear with a generous tarmac driveway. It benefits from uPVC double glazing & oil fired central heating and is just a short walk to the local beach.

PLEASE READ THE ATTACHED "BUYERS NOTES" AND DO NOT REQUEST A VIEWING UNLESS YOU ARE PREPARED FOR THE WORK REQUIRED.

Offers Around £155,000

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- Detached bungalow in need of renovation
- Kitchen with dining area
- uPVC double glazing
- Priced to allow for modernisation and upgrading
- 4 double bedrooms - 2 ground floor + 2 first floor - Master en-suite
- Family bathroom + 1st floor shower room
- Oil fired central heating
- Lounge with feature fireplace
- Dining room/Home office with stairs to 1st floor
- Gardens to front & rear + Tarmac driveway

Entrance

Porch

5'3x2'9 (1.60mx0.84m)

Hallway

Lounge

15'11x11'10 (4.85mx3.61m)

Kitchen/diner

17'10x10 (5.44mx3.05m)

Bathroom

10'1x7'4 (3.07mx2.24m)

Bedroom 1

13'8x12'3 (4.17mx3.73m)

Ensuite shower room

10'1x3'5 (3.07mx1.04m)

Bedroom 2

13'3x12'5 (4.04mx3.78m)

Dining room/Home office

12'5x10'5 (3.78mx3.18m)

Landing

Bedroom 3

14'5x12'7 (4.39mx3.84m)

Shower room

9'10x5'8 (3.00mx1.73m)

Bedroom 4

13'10x12'4 (4.22mx3.76m)

Outside

Tenure

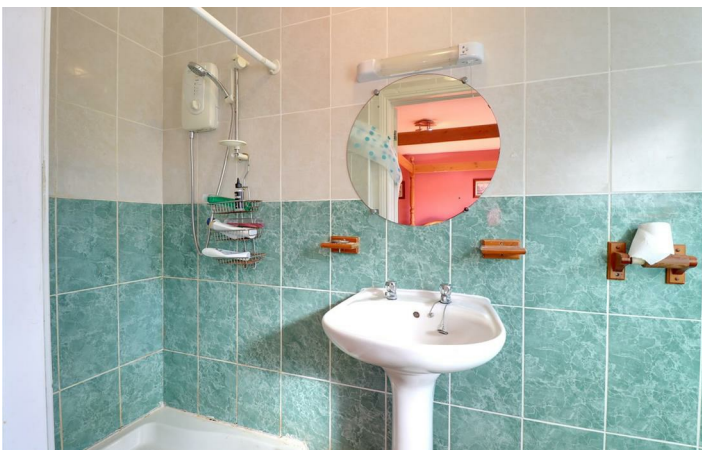
BUYERS NOTE

Property misdescriptions

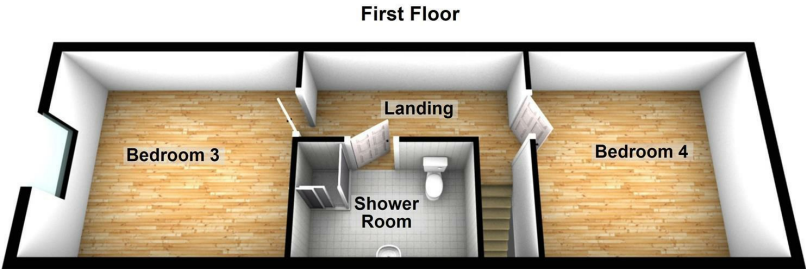
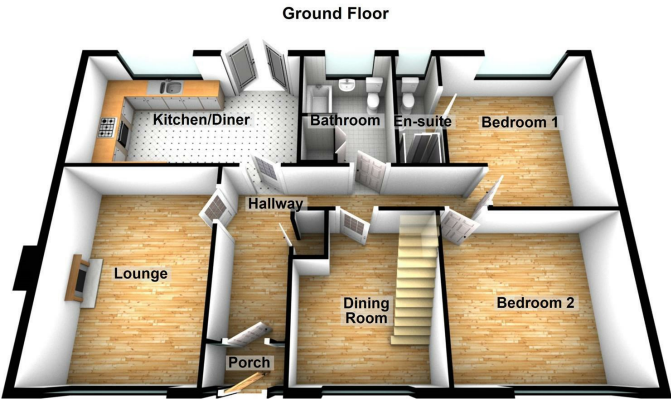


Directions

Travelling through Portavogie along Main Road turn onto New Road then turn left into New Court. Follow the road around the corner to the mini roundabout and number 8 is on the left.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	