

## 60 Church Street

Portaferry, Newtownards, BT22 1LT

"The little house that wanted to be big.. (and was!!)."

I love these properties that appear to be one thing but turn out to be something altogether bigger and better. A charming terraced bungalow facade gives way to a spacious home with 3 double bedrooms, including a master with en-suite, by virtue of an impressive double storey rear extension.

The property is full of charm and has been in long term family ownership - family was everything in this home and it shows. Upon entering via the porch you'll access the lounge, with real wood flooring and feature fireplace. Proceed through to the rear hallway and you'll discover the first hints of so much more with stairs leading to the first floor, a family bathroom and a kitchen/diner, looking out over the paved patio and countryside to the rear. On the first floor you'll find those 3 double bedrooms, including a master with en-suite shower room, and a second with lovely countryside views.

To the rear you'll find a fully paved patio which leads to the detached workshop, ideal for a variety of hobbies and interests but also plumbed for utilities. The property benefits from uPVC double glazing & fascia and oil fired central heating.

The entire home is well loved and would make an ideal first time buy, holiday home, buy to let or air B&B so contact us today to secure your personal viewing.

**Offers Over £125,000**

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- Deceptively spacious terraced cottage
- Lounge with feature fireplace
- Landscaped patio garden to rear with workshop
- Close to Strangford Lough and Exploris aquarium.
- Double storey extension to rear
- Kitchen/diner
- uPVC double glazing - oil fired central heating
- 3 double bedrooms - Master en-suite
- Ground floor bathroom
- Ideal permanent home, holiday home or buy to let

## Entrance

## Porch

4x3'7 (1.22mx1.09m)

## Lounge

17'2x13'9 (5.23mx4.19m)

## Rear hallway

13'3x3'2 (4.04mx0.97m)

## Kitchen/diner

13'7x10 (4.14mx3.05m)

## Bathroom

9'5x6'3 (2.87mx1.91m)

## Landing

## Bedroom 1

13'11x10'5 (4.24mx3.18m)

## En-suite shower room

10x2'11 (3.05mx0.89m)

## Bedroom 2

13'6x10 (4.11mx3.05m)

## Bedroom 3

9'11x9'6 (3.02mx2.90m)

## Workshop

29'3x10'10 (8.92mx3.30m)

## Outside

## Tenure

## Property misdescriptions



## Directions

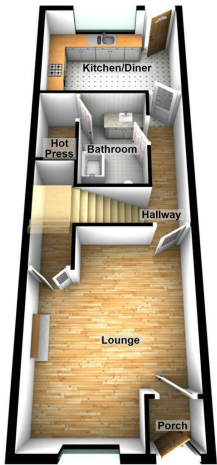
Church Street runs from The Square to the mini roundabout on the approach to the village from Newtownards/Kircubbin.





Floor Plan

Ground Floor



First Floor



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