



15 Armstrong Avenue Portaferry, Newtownards, BT22 1QZ

"A spacious detached home for the same price as the typical semi-detached...!"

This detached home is of relatively modern construction and benefits from a lovely elevated site with gardens to front, side and rear and a driveway to the rear for off street, private parking.

The property itself offers 3 bedrooms, including 2 particularly generous doubles, and a family bathroom whilst the ground floor includes a lounge with feature fireplace, a generous kitchen with dining area, plus a utility room and a cloak room.

It benefits from uPVC double glazing and fascia, in oak effect finish, and oil fired central heating.

It is convenient to local shops and amenities and would make an ideal first home or step up.

Internal viewing is recommended and the property is chain free so available for immediate occupation, subject to the legal conveyance.

Offers Around £185,000

15 Armstrong Avenue

Portaferry, Newtownards, BT22 1QZ



- Modern detached home
- Kitchen with dining area
- Oak effect uPVC double glazing & fascia
- Convenient to local shops and the Lough Shore
- 3 Well proportioned bedrooms
- Bathroom + Ground floor WC
- Oil fired central heating
- Lounge with feature fireplace
- Utility room
- Gardens to front, side & rear with driveway

Entrance

Entrance hall

Lounge

15x11'1 (4.57mx3.38m)

Kitchen/diner

18'5x12'1 (5.61mx3.68m)

Utility room

7'5x5'10 (2.26mx1.78m)

WC

10'4x3'10 (3.15mx1.17m)

Landing

Bathroom

10x6'5 (3.05mx1.96m)

Bedroom 1

12'2x12'2 (3.71mx3.71m)

Bedroom 2

12'2x11 (3.71mx3.35m)

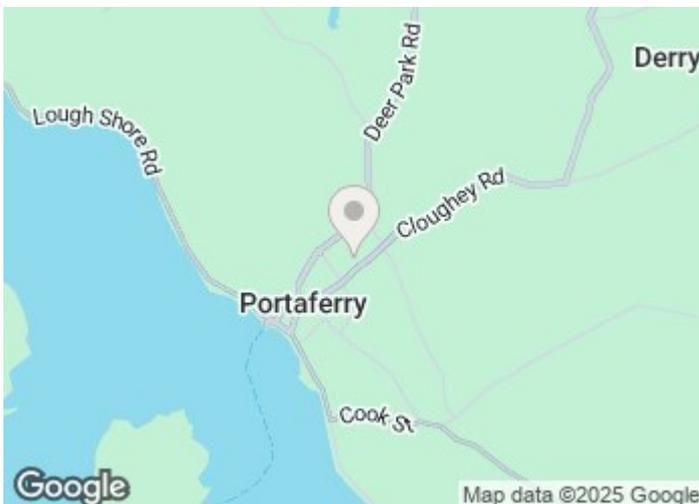
Bedroom 3

10x7'9 (3.05mx2.36m)

Outside

Tenure

Property misdescriptions

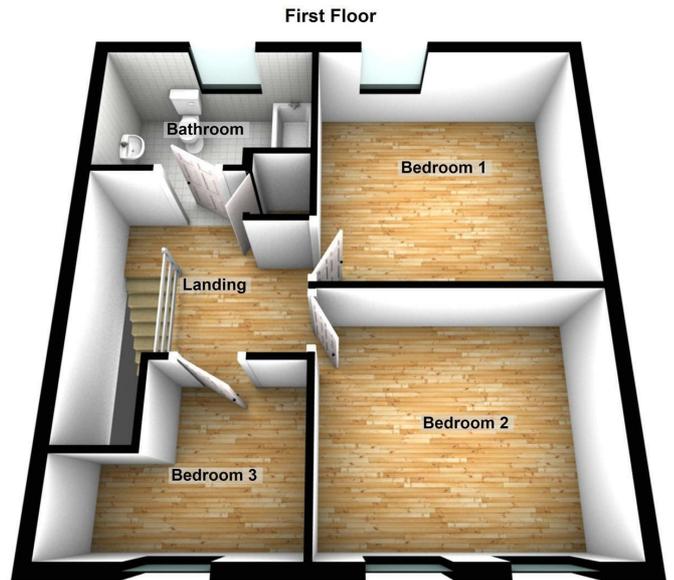
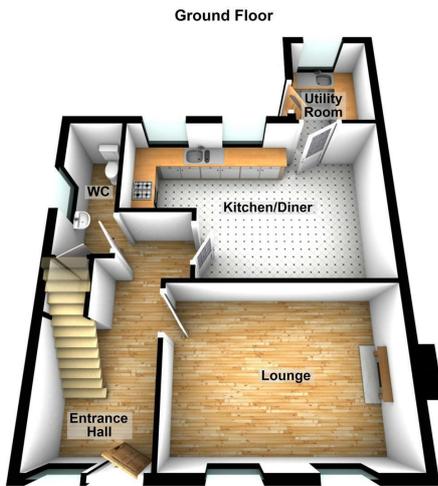


Directions

Travelling into Portaferry from Kircubbin turn left onto Demesne View then right into Marian Way & right into Armstrong Avenue. Travelling into Portaferry from Cloughey turn right into Marian Way and left into Armstrong Avenue.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			
		60	65				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	