

**simonBRIEN**  
RESIDENTIAL

3 The Saltpans,  
Portaferry, BT22 1NX



Offers Around £139,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## SUMMARY

- A beautifully presented mid-townhouse
- Located within the popular shorefront Saltpans development
- Easy access to the waters edge of Strangford Lough, busy Marina, yachting, and ferry terminal
- Portaferry is a busy rural town with a full range of amenities, places to go for coffee, eateries, or have fish & chips or an ice cream
- Entrance hall with oak floor
- Three bedrooms and bathroom comprising white suite on ground floor
- Large lounge with feature open fire on first floor open to kitchen
- Deluxe open plan kitchen/ dining room with feature red Rayburn range
- Oil fired central heating, with communal development tank
- Double glazed windows in timber units
- Management charge of circa £1200 PA

## SUMMARY

Set on the eastern shore of Strangford lough, approximately a 40-minute drive from Belfast, and easily accessible to Downpatrick via the ferry terminal located a few minutes stroll from the property. 3 The Saltpans is well placed to enjoy busy rural town life with a full range of amenities on offer including Portaferry marina, aquarium and popular eateries like Bull & Claw, The Port Hotel, Portaferry Sailing Club, Fiddlers Green, coupled with the obvious benefits of living beside Strangford Lough and having easy access to coastal or countryside walks. The property is also within a comfortable commuting distance to surrounding towns and villages, as well as several leading schools and amenities within the greater Strangford Lough Lecale Area.

The Saltpans is a development occupying a shorefront position. No.3 is a beautifully presented mid-townhouse which has been designed to maximise natural light and provides lough glimpses from the first-floor open plan lounge. Offering a good-sized entrance hall, three bedrooms and bathroom all located on the ground floor, leaving the first floor to hold the kitchen/ dining room open to the lounge with dual aspect.

Keen levels of interest are expected, so please contact our Newtownards office at your earliest convenience on 02891 800700.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

Solid wood front door leading to Entrance Hall.

### ENTRANCE HALL:

Polished oak floor, telephone point, under stairs cloaks storage with polished oak floor, door to rear.



### BEDROOM (1):

**11' 10" x 10' 7" (3.61m x 3.23m)**

Polished pitch pine floor, built in robe.



### BEDROOM (2):

**9' 9" x 8' 2" (2.97m x 2.49m)**

Polished pitch pine floor, concealed linen cupboard with Megaflo water cylinder.

### BEDROOM (3):

**9' 9" x 6' 4" (2.97m x 1.93m)**

Polished pitch pine floor.





**BATHROOM:**

White suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin, low flush WC, wall tiling, polished pitch pine floor, extractor fan. Feature staircase with polished pitch pine treads and raisers to:

**FIRST FLOOR**

**LOUNGE:**

**18' 6" x 15' 5" (5.64m x 4.7m) At widest points.**

Feature slate fireplace surround, open fire, slate hearth, polished pitch pine floor, TV point, telephone point, views to front to Strangford Lough, Strangford Village, open plan to Kitchen/Dining.



**KITCHEN/DINING:**

**18' 6" x 9' 8" (5.64m x 2.95m)**

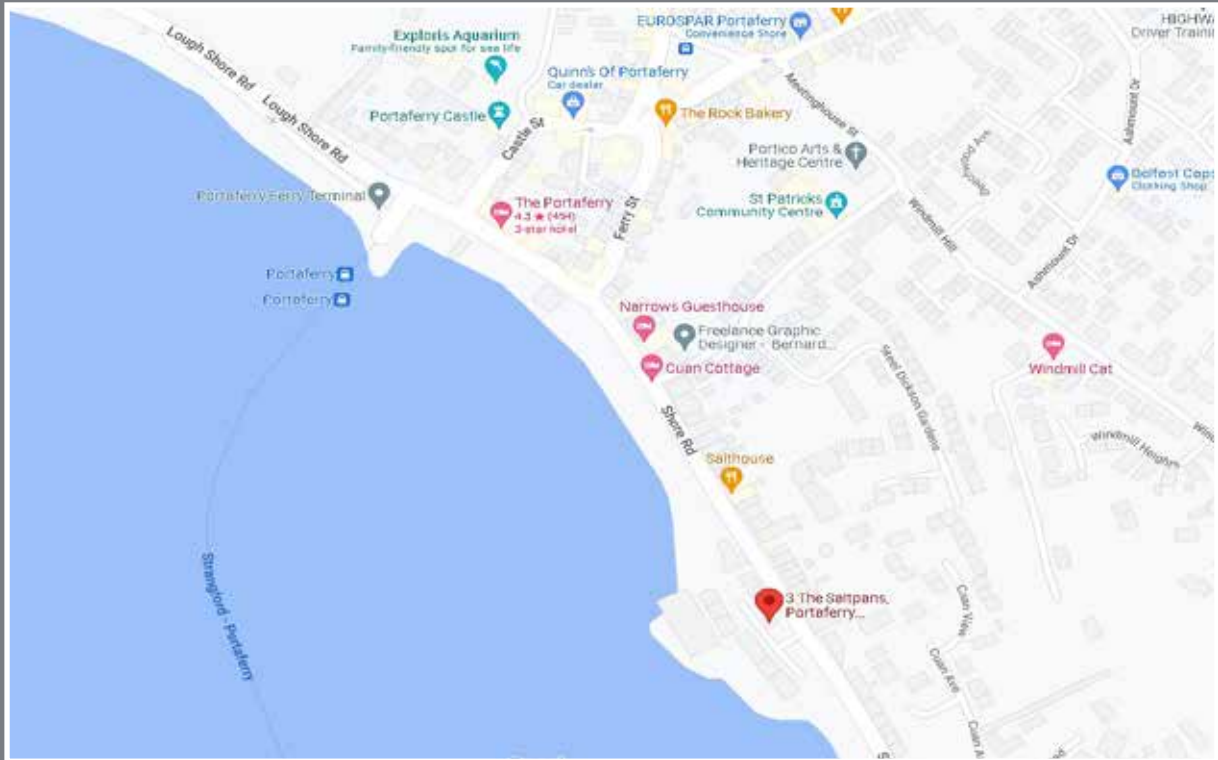
1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level shaker style units, Formica roll edge work surfaces, red Rayburn range cooker/boiler, integrated dishwasher, free standing Hotpoint washing machine and Hoover under counter fridge included, wall tiling, polished pitch pine floor.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/J/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	44   E	
21-38	F		
1-20	G		

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