

An aerial photograph of a residential neighborhood. In the center is a two-story, light-colored house with a grey tiled roof and a small front porch. A dark grey car is parked in the driveway to its right. To the right of the main house is a detached garage with a white door. The surrounding area includes other houses, green fields, and a cloudy sky. A yellow triangle in the top right corner contains the text 'OK T'.

**OK  
T**

**FOR SALE**

**1 Lemons Road, Portavogie, BT22 1BY**

Well Presented 4 Bedroom House with Detached Garage



# LOCATION

Portavogie is coastal fishing village on the east coast of the Ards Peninsula, c. 15.4 miles from Newtownards and c. 30 miles from Belfast.

The subject property is situated in a scenic position on Lemons Road, close to the village centre and harbour.

# DESCRIPTION

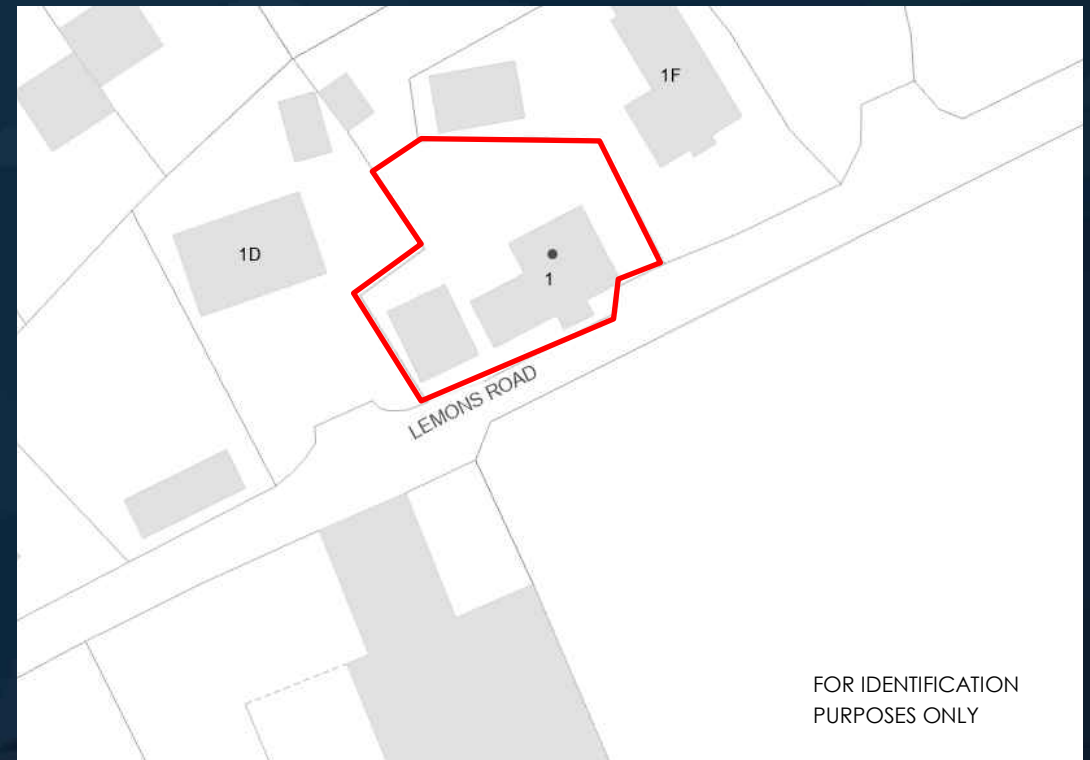
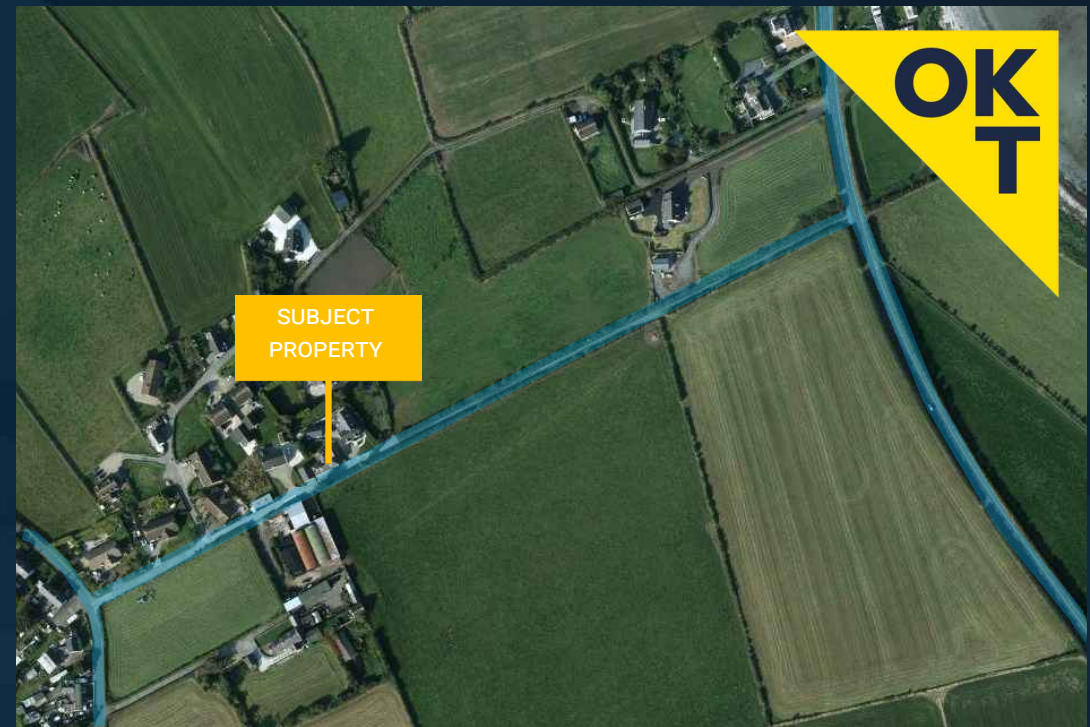
The property comprises a two-storey farmhouse with detached garage and rear garden. On the ground floor there is a living room, dining room, fitted kitchen, utility WC, and a bedroom with ensuite shower room.

The first floor comprises two further bedrooms, a family bathroom, and a spacious additional living room, which could also be used as a fourth bedroom.

Externally there is a detached garage, concrete driveway, and rear garden. The property has oil-fired central heating.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Living Room	4.38m x 3.88m	14.4ft x 9.45ft
Dining Room	4.36m x 3.29m	14.3ft x 10.8ft
Kitchen	3.38m x 3.05m	11.1ft x 10ft
Utility	2.56m x 1.29m	8.4ft x 4.23ft
WC		
Bedroom 1 (with en-suite)	3.47m x 3.22m	11.4ft x 10.6ft
FIRST FLOOR		
Bedroom 2	4.49m x 3.92m	14.7ft x 12.9ft
Bedroom 3	3.53m x 3.29m	11.6ft x 10.8ft
Living Room 2 / Bedroom 4	8.83m x 4m	30ft x 13.1ft
Bathroom		



FOR IDENTIFICATION  
PURPOSES ONLY





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# SALES DETAILS

PRICE: £225,000  
TITLE: Assumed freehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## CAPITAL VALUE (RATES PAYABLE)

Capital Value: £210,000

Estimated rates payable in accordance with LPS Website: £2,002.98

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

## EPC (ENERGY PERFORMANCE CERTIFICATE)

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

*To be confirmed*



### Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10406

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**JAMES CHRISTIE**

james.christie@okt.co.uk

**LIAM RUSSELL**

liam.russell@okt.co.uk

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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