



26 Chalet Road, Portpatrick

Stranraer

Offers Over **£240,000**

26 Chalet Road

Portpatrick, Stranraer

The delightful village of Portpatrick provides an extensive range of craft shops, hotels and restaurants, general store/post office, church, and primary school. Leisure facilities include an all-weather sports surface and excellent golf courses. There is a charming promenade and harbour which forms the central feature of the village. It also marks the start of the popular walking route on the Southern Upland Way. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located within Stranraer to which there is a local transport service. The local area has always been known for its array of outdoor activities including walking, fishing, and water sports. There are superb sandy beaches a short drive distant.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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Portpatrick, Stranraer

Occupying an elevated position within a new-build development located adjacent to Dunskey Golf Course and only a short distance from the very heart of the village, this is spacious semi-detached family villa from which there are wonderful views over the village itself to the North Channel and Northern Ireland beyond. In excellent condition throughout and benefiting from a well-fitted contemporary kitchen, splendid bathroom, delightful shower room, en-suite master bedroom, bright décor, uPVC double glazing and gas fired central heating. There is an allocated parking area to the rear. This well-proportioned family residence is currently used as a most successful 5-Star holiday let.



Hallway

The property is accessed by way of uPVC storm door. CH radiator.

Lounge

A generous main lounge with bi-fold door leading to a veranda. From the lounge there are wonderful views over the village itself to the North Channel and Northern Ireland beyond.

'Dining' Kitchen

The kitchen is fitted with a full range of contemporary floor units with marble style worktops incorporating a stainless-steel sink with mixer. There is a ceramic hob, extractor hood, built-in oven, built – in microwave, wine cooler, dishwasher and integrated fridge/freezer. The dining area has French Doors and a Juliet Balcony to the front, from which there are superb views over the North Channel to Northern Ireland beyond.

Shower Room

Comprising a WHB, WC and large shower cubicle. Built-in cupboard housing the gas fired central heating boiler. Heated towel rail.

Hallway

The ground floor hallway provides access to the bathroom and bedroom accommodation.

Bathroom

The bathroom is fitted with a 3-piece suite in white comprising a WHB, WC and bath. There is a shower in place over the bath. Heated towel rail.

Bedroom 1

An en-suite master bedroom to the front with sliding door leading to a patio. Built-in wardrobe and CH radiator.

En-Suite

The en-suite has been fitted with a WHB, WC and large shower cubicle with a mains shower. Heated towel rail.

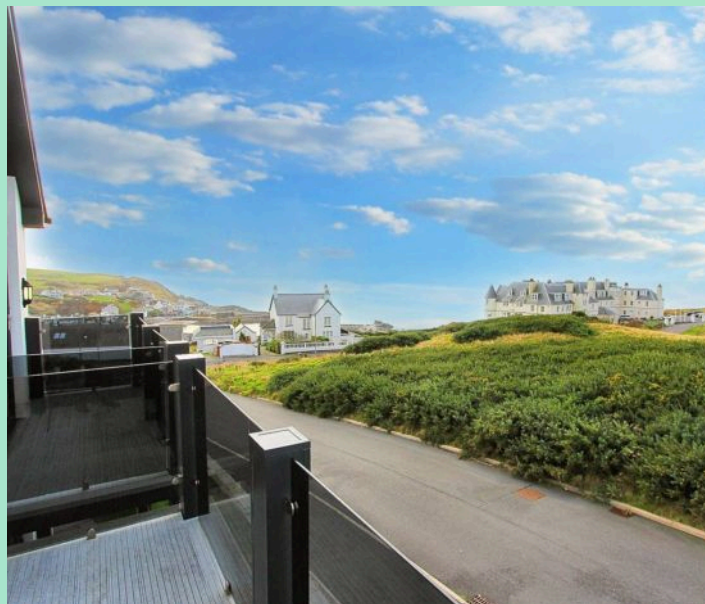
Bedroom 2

A further double bedroom to the front with built-in wardrobe and CH radiator.



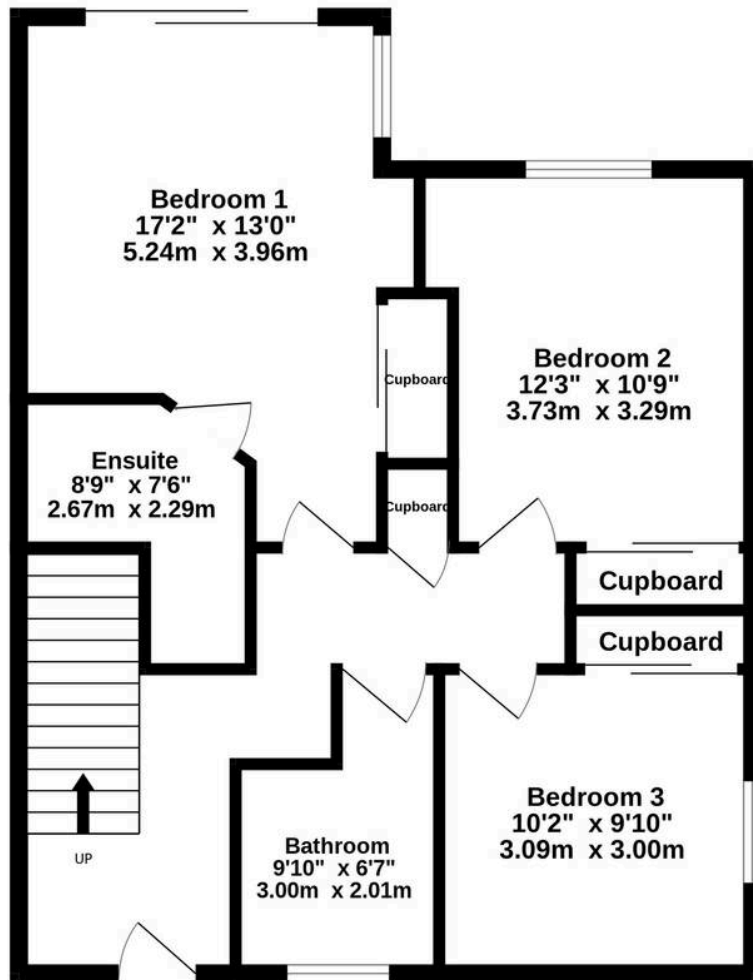
YARD

There is a grass border to the front rear and side. Veranda accessed by way of the lounge and patio accessed by way of the master bedroom.

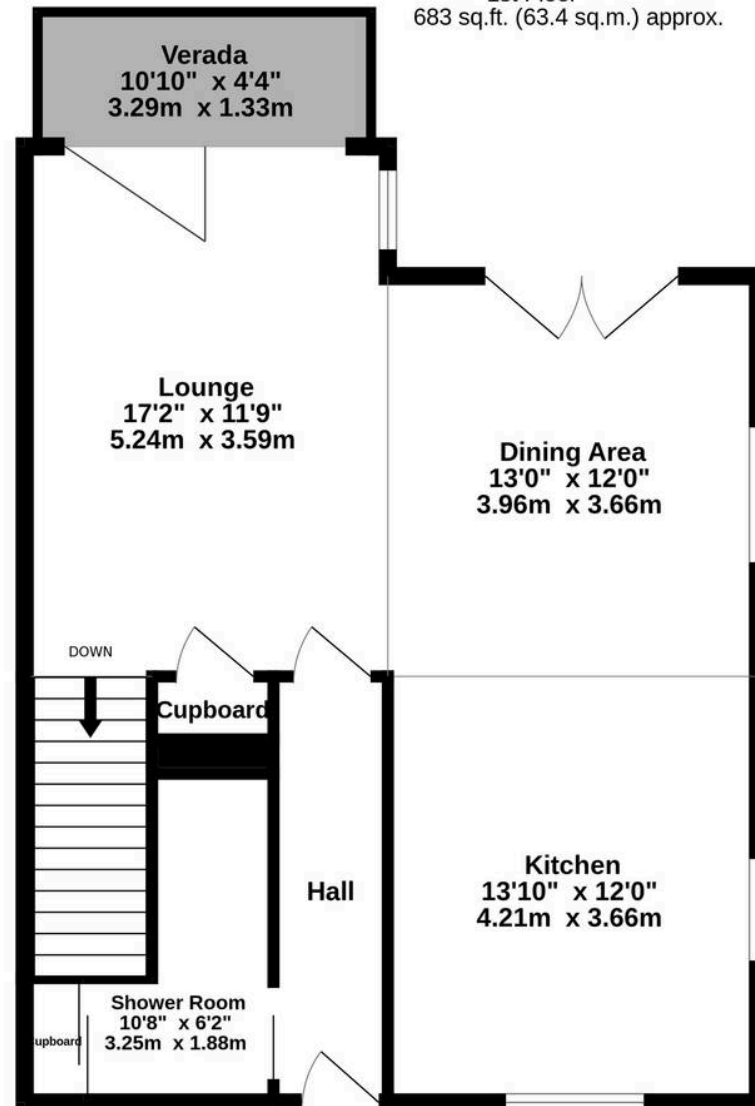




Ground Floor
677 sq.ft. (62.9 sq.m.) approx.



1st Floor
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.