

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



24 ROCKLYN DRIVE, DONAGHADEE, BT21 0FP

OFFERS OVER £214,950

Located within the popular Hadlow Development in Donaghadee, this beautifully presented semi-detached property is easily accessible to local amenities, schools, main arterial routes and the Harbour/seafront.

The property offers a bright living room, a modern fitted kitchen with range of integrated appliances and space for dining, there is a plumbed utility space and a downstairs w/c. On the first floor, there are three bedrooms, primary with ensuite shower room. Furthermore, there is a family bathroom comprising of white suite. The property has gas fired central heating and uPVC double glazed windows.

Externally, the the front there is a tarmac driveway with space for multiple vehicles and a fully enclosed garden to the rear with decked area for entertaining.

This property appeals to a wide variety of clients from first time buyers, investors to downsizers alike.

Early viewing is recommended to not miss out on a well maintained and finished home.



Key Features

- Bright Semi-Detached Property, Located In Highly Sought After Development Within A Short Distance Of Donaghadee Town Centre And Sea Front
- Three Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Recommended
- Spacious Living Room, Open Plan Kitchen/Dining
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Tarmac Driveway With Space For Two Vehicles And Fully Enclosed Rear Garden
- No Onward Chain



Accommodation Comprises

Hall

Tiled floor.

Living Room

11'6" x 16'4"

Wooden floor, recessed spotlights, electric fireplace.

Kitchen

11'6" x 12'5"

Modern fitted kitchen with range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, oven, four ring gas hob, stainless steel extractor hood, encased gas fired boiler, tiled floor, space for dining, recessed spotlights, double doors into enclosed rear garden.

Utility Room

3'1" x 5'11"

Plumbed for washing machine, tiled floor, range of high level units, laminate work surfaces.

W/C

White suite comprising, low flush w/c, wall mounted wash hand basin with mixer tap and tile splashback, tiled floor, extractor fan.

First Floor

Landing

Wooden flooring and built in storage.

Bedroom 1

11'7" x 9'7"

Double bedroom with wooden flooring.

Ensuite

Bedroom 2

7'8" x 12'3"

Double bedroom with wooden flooring.

Bedroom 3

7'0" x 8'8"

Double bedroom, wooden flooring and built in storage.

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, partially tiled walls and extractor fan.

Outside

Front - Area in lawn, area in stones, patio walkway to front door, tarmac driveway with space for two vehicles. Rear - Fully enclosed, area in lawn, area in patio, area in decking, outside tap and light, side gate for bin access.



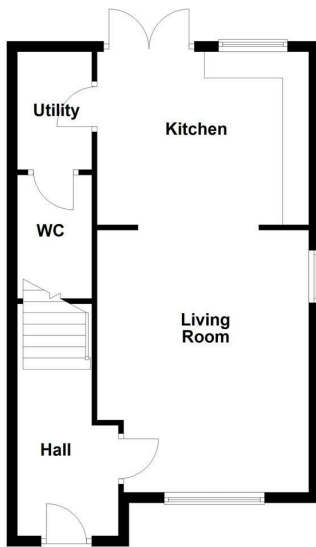




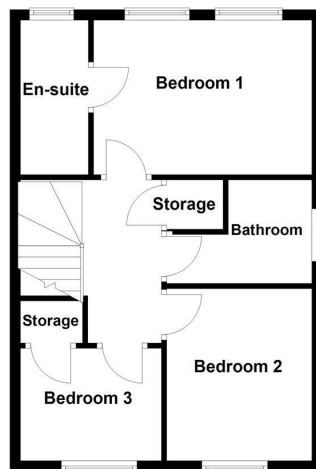





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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