

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 THE HALT, KILLAUGHEY  
ROAD, DONAGHADEE, BT21**

**OFFERS AROUND £210,000**

The Halt is an exclusive development of 20 homes located off the Killaughey Road in Donaghadee and set on a beautiful semi-rural site with countryside views. The development is ideally located within walking distance to Donaghadee town centre and its wide range of amenities, local schools and the stunning pier front and promenade. Donaghadee is a popular residential area due to its seaside location, wide range of local amenities including a fantastic choice of restaurants, good local schools and independent retailers.

Built in 2022, this property offers a bright living room with dual aspect windows, modern fitted kitchen with range of integrated appliances and space for dining, separate utility space and a downstairs w/c.

On the first floor, there are three bedrooms, master with ensuite shower room. Furthermore, there is a family bathroom comprising of white suite. The property has gas fired central heating with energy efficient boiler, uPVC double glazed windows and high thermal insulation giving it a great energy efficiency rating.

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

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 finished home.





## Key Features

- Bright Semi Detached Property In A Popular Development On The Outskirts of Donaghadee
- Double Glazed UPVC Windows And Composite Front Door With 5 Point Locking System
- Three Bedrooms, Master With Ensuite Shower Room
- Tarmac Driveway With Space For Two Vehicles And Fully Enclosed Back Garden
- Only Built in 2022 With Seven Years Remaining On The Structural Warranty
- Spacious Living Room, Open Plan Kitchen/Dining
- Gas Fired Central Heating System With Energy Efficient Boiler
- Early Viewing Recommended



## Accommodation

### Comprises:

#### Hall

Wood effect tiled floor, built in storage.

#### Living Room

14'7" x 11'10"

Dual aspect windows.

#### Kitchen

18'9" x 9'3"

Range of high and low level units, laminated work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, integrated appliances to include: dishwasher, oven, four ring hob, fridge freezer and stainless steel extractor hood, wood effect tile floor, recessed spotlights, enclosed gas fired boiler, space for dining, double doors to enclosed rear garden.

#### Utility Room

Range of high and low level units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, wood effect tiled floor, laminated work surfaces, extractor fan.

#### First Floor

#### Landing

Built in storage, roofspace access.

#### Bedroom 1

14'11" x 8'11"

Double bedroom.

#### Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding glass doors, low flush w/c, wall mounted wash hand basin with mixer tap, heated towel rail, tiled walls, extractor fan.

#### Bedroom 2

11'2" x 9'11"

Double bedroom, built in storage.

#### Bedroom 3

9'4" x 7'6"

Built in storage.

#### Bathroom

White suite comprising, panelled bath with mixer tap, shower enclosure, wall mounted overhead shower, wall mounted wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, tiled walls, extractor fan.

#### Outside

Rear: Fully enclosed, area in lawn, area in tarmac, side gate for bin access, outside tap and light.

Front: Area in lawn, area in tarmac, tarmac drive with space for two vehicles.









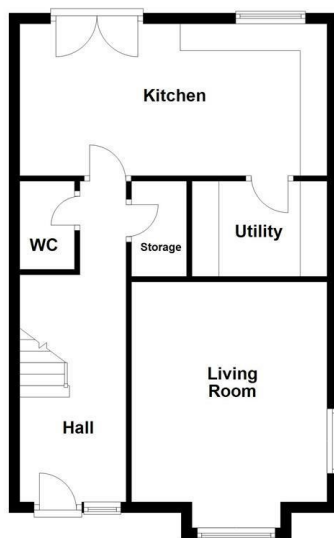




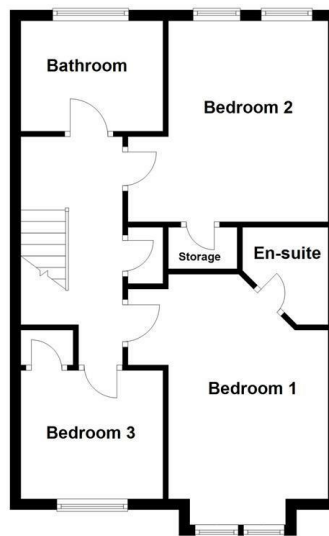




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

18 The Halt, Donaghadee

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
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