

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 ST ANNES WOOD,
DONAGHADEE, BT21 0RL**

OFFERS AROUND £209,950



Located in the charming area of St Annes Wood, Donaghadee, this delightful three-bedroom end townhouse presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a well-designed layout, featuring a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

With three generously sized bedrooms, this townhouse is perfect for families or those looking for extra space.

One of the standout features of this home is its south-facing garden, which is ideal for enjoying sunny afternoons and outdoor gatherings.

Situated close to the town centre, residents will benefit from easy access to local amenities, shops, and recreational facilities, making daily life both convenient and enjoyable. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchasing process.

This townhouse in St Annes Wood combines modern living with a prime location. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely home your own.



Key Features

- Beautifully Presented Three Bedroom End Townhouse In A Popular Residential Area
- Within Walking Distance To Local Amenities, Seafront, Coffee Shops And Restaurants
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Ground Floor Guest WC And First Floor Family Bathroom
- Garden To Front With Parking For Two Vehicles And South Facing Rear Garden
- Early Viewing Is Highly Recommended For This Well Presented Home
- No Onward Chain
- Large Kitchen Area With Space For Dining



Accommodation Comprises:

Hall

Under stairs storage, built in storage, plumbed for washing machine/utility space.

W/C

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap and tiled splash back, extractor fan.

Living Room

18'0" x 11'1"

Open fireplace with granite hearth, cast iron inset and stone surround and mantle.

Kitchen/Dining

17'7" x 9'4"

Fitted kitchen with range of high and low level units, laminated work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, integrated oven, four ring gas hob, stainless steel extractor hood, integrated fridge and freezer, space for dining, part tiled walls, double doors to enclosed rear garden.

First Floor

Landing

Built in storage.

Bedroom 1

13'4" x 11'5"

Double bedroom.

Ensuite

White suite comprising shower enclosure with overhead shower and glazed doors, low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan and part tiled walls.

Bedroom 2

9'6" x 9'4"

Double bedroom.

Bedroom 3

9'4" x 7'8"

Bathroom

White suite comprising panelled bath with mixer tap and hand shower attachment, low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, part tiled walls, extractor fan.

Outside

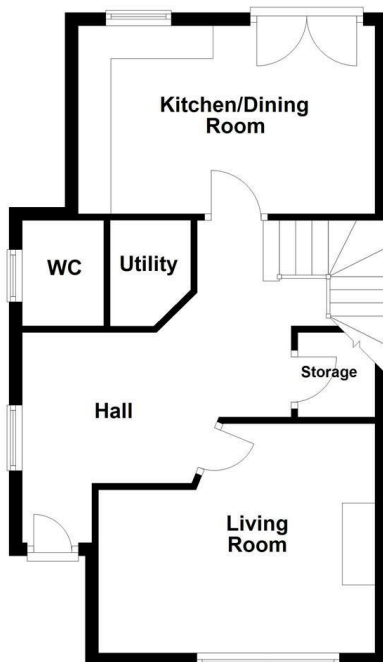
Rear: Fully enclosed, area in patio, area in lawn, raised bed, side gate for bin access, outside tap, outside light, south facing.

Front: Tarmac driveway with space for two vehicles, area in stones, area in patio, area in mature shrubs, area in lawn.

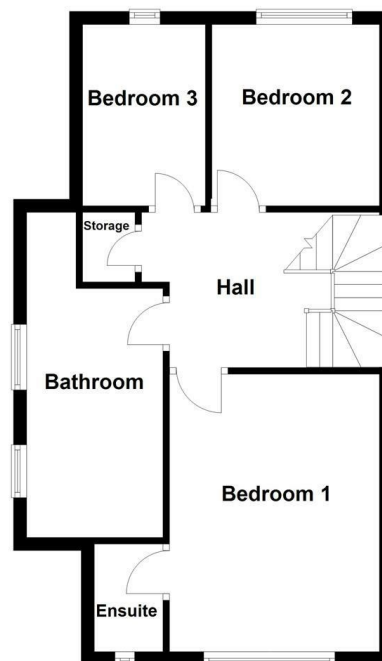




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark