

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 LESLIE HILL, DONAGHADEE,
BT21 OHU**

OFFERS AROUND £275,000



Located in the highly sought-after area of Donaghadee, 1 Leslie Hill presents an exceptional opportunity to acquire a charming detached bungalow. This delightful property is conveniently located, providing easy access to local amenities, schools, main arterial routes, the picturesque seafront, and the inviting harbour, as well as The Commons.

Upon entering, you are greeted by a spacious hallway that leads to a comfortable living room, complete with a feature fireplace. The fitted kitchen/dining room is perfect for family meals and entertaining guests, while there are two generously sized double bedrooms. The family bathroom, featuring a classic white suite, completes the interior layout.

Additionally, a fixed staircase to a fully floored roof space makes a great addition to the property. (Subject to necessary planning this could be used as additional bedroom or storage)

The bungalow benefits from oil-fired central heating and double-glazed windows. Outside, the property boasts a brick paviour driveway with parking space for multiple vehicles. The fully enclosed rear garden provides a safe and private area for outdoor activities, and a detached garage offers extra storage or workshop space.

This beautiful family home is a rare find in such a desirable location. Early viewing is highly recommended to avoid disappointment and to fully appreciate all that this property has to offer.



Key Features

- Detached Bungalow, Located In Highly Sought After Location, Close To Local Amenities, Schools, Main Arterial Routes And The Sea Front
- Living Room With Feature Fireplace And Open Plan Kitchen/Dining Room
- Two Double Bedrooms And Fixed Staircase To Floored Roofspace
- Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And Double Glazed Windows
- Brick Paviour Driveway, Fully Enclosed Rear Garden And Detached Garage
- Appeal To A Wide Range Of Potential Clients
- Early Viewing Recommended



Accommodation Comprises:

Porch

Tiled floor.

Hall

Storage under the stairs. Fixed staircase to fully floored roofspace.

Living Room

12'4" x 13'11"

Open fireplace with granite hearth, surround and mantle.

Kitchen

12'4" x 13'11"

Fitted kitchen with a range of high and low level units, granite work surfaces, inset 'Belfast' style sink with mixer tap, space for cooker, plumbed for washing machine, space for dishwasher, space for fridge/freezer, stainless steel extractor hood, partially tiled walls, tiled floor, space for dining area, hot press with storage, recessed spotlights and double doors to enclosed rear garden.

Bedroom 1

10'10" x 19'9"

Double bedroom, feature fireplace with slate hearth, iron surround and mantle.

Bedroom 2

8'11" x 13'1"

Double bedroom, wood laminate flooring, door into enclosed rear garden.

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, recessed spotlights and extractor fan.

Floored Roofspace

10'5" x 15'7"

Eaves storage, Velux type window and recessed spotlighting. (Subject to necessary planning this could be used as additional bedroom)

Garage

16'1" x 8'11"

Roller door, power and light, oil fired boiler, space for tumble dryer.

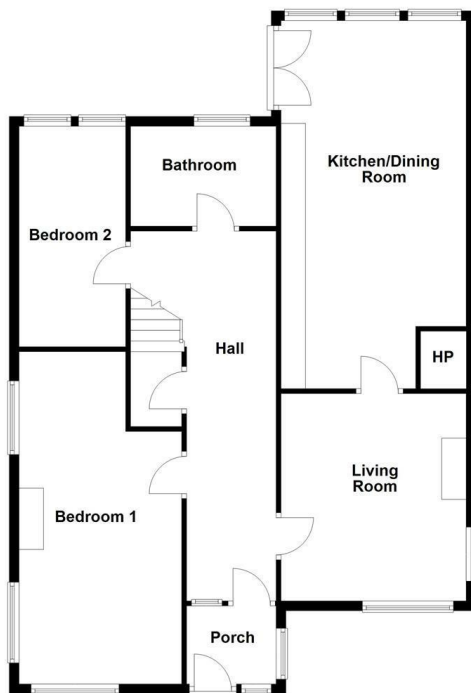
Outside

Front - Brick paviour driveway with space for multiple vehicles, woodchip flowerbeds with shrubs and hedging. Rear - Fully enclosed, brick paviour patio area, bedding areas with mature shrubs, area in stone, area in artificial lawn, outside tap and light, side gate for bin access.

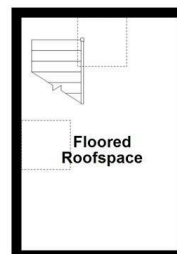




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(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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