

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12C PARADE, DONAGHADEE,
BT21 0AE**

OFFERS AROUND £275,000



Discover luxury living at its finest at 12c The Parade. This beautiful residence seamlessly blends modern elegance with timeless charm and all with stunning sea views, views of the lighthouse and towards the bustling promenade of Donaghadee.

Well maintained by the current owners to an excellent standard and offering an abundance of space throughout, this property will appeal to a wide range of buyers due to finish and location and would be perfect for downsizers, a young couple or an investor looking for an established Air BnB property.

There are two double bedrooms, one with ensuite, open plan living/dining room, kitchen, bathroom with white suite, bright landings, storage and well maintained communal areas.

We recommend viewing this seaside gem at your earliest convenience to avoid disappointment.



Key Features

- Beautiful Spacious Apartment On The Seafront In Donaghadee
- Stunning Views Of The Irish Sea, Harbour And Lighthouse
- Two Double Bedrooms, One With Ensuite Shower Room
- Large Open Plan Living/Dining With Uninterrupted Views
- Modern Kitchen With A Good Range Of Units And Appliances
- Well Maintained Communal Areas
- Within Walking Distance To All Local Amenities, Promenade, Coffee Shops And Restaurants
- Modern Bathroom With White Suite



Accommodation

Comprises:

Entrance: Stairs to second floor.

Landing

Access to roofspace storage.

Living Room / Dining Area

19' x 13'1"

Sea views, recessed spotlighting and intercom system.

Kitchen

14'1" x 10'

Modern range of high and low level units with laminate work surface, single drainer one and a quarter bowl stainless steel sink unit with mixer tap, feature glazed units, Zanussi oven with four ring hob, stainless steel extractor hood, integrated appliances to include; dishwasher, fridge, freezer and washer/dryer, breakfast bar area, vinyl flooring.

Bedroom 1

12'1" x 11'

Sea views and views towards Donaghadee lighthouse and harbour.

Ensuite

White suite comprising shower enclosure with overhead shower and glazed shower door, low flush wc, pedestal wash hand basin with mixer tap, extractor fan, feature chrome wall mounted radiator, built in storage with gas fired boiler, tiled floor and tiled walls.

Bedroom 2

12' x 11'

Uninterrupted sea views and towards Donaghadee lighthouse and harbour.

Bathroom

White suite comprising panelled bath with overhead shower and glazed shower screen, low flush wc, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, extractor fan, feature chrome wall mounted radiator and sea views.

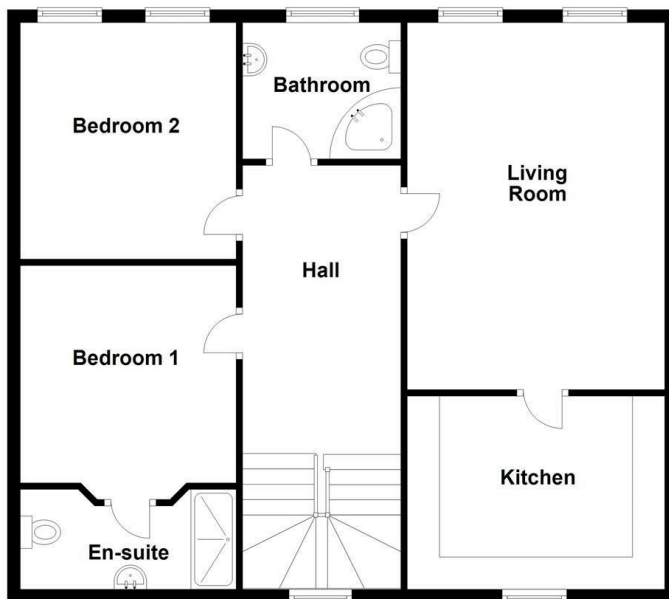
Outside

Rear Bin Access





Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(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 91811444.

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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