

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 15 MOUNT ROYAL,
DONAGHADEE, BT21 0QY**

OFFERS AROUND £120,000



Located in the popular Mount Royal in Donaghadee, this well maintained apartment offers a great location close to all local amenities, secure living with intercom entry and benefits from several communal areas, landscaped gardens and ample parking. Donaghadee has a fantastic range of shops, coffee shops and restaurants and thanks to the recent modernisation of the promenade, has beautiful coastal walks to enjoy as well. The apartment on the 1st floor has been kept to a good standard and offers kitchen, living/dining room, shower room, two double bedrooms, one with storage and additional storage throughout. We recommend viewing this home at your earliest convenience to avoid disappointment.



Key Features

- Fantastic 1st Floor Apartment With Lift Access In The Popular Mount Royal Building
- Within Walking Distance To Donaghadee Town Centre And All Local Amenities
- Large Living Room With Space For Dining Area
- Variety Of Communal Areas And Landscaped Gardens With Sunroom
- Newly Installed And Approved Economy 7 System.
- Two Double Bedrooms, Primary With Built In Robes And Storage
- Good Sized Kitchen With High And Low Level Units
- Early Viewing Is Highly Recommended For This Lovely Home



Accommodation Comprises:

Entrance Hall

Double storage cupboard.

Living Room

17'11" x 10'8"

Corniced ceiling, electric fireplace with inset and wooden hearth and surround, seaviews and intercom.

Kitchen

9'1" x 7'0"

Modern range of high and low level units, laminate work surfaces, fridge/freezer, cooker, stainless steel sink with mixer tap and built in drainer, washing machine, part tiled walls, tiled flooring.

Bedroom 1

17'4" x 8'8"

Double room with built in storage and built in wardrobes.

Bedroom 2

13'9" x 8'4"

Double room.

Shower Room

Coloured suite with pedestal wash hand basin, low flush wc and walk in shower enclosure with overhead shower and glazed screen, built in vanity unit.

Outside

Residents' and visitor parking, communal well maintained gardens laid in lawns with flowerbeds in plants and shrubs, multiple seating areas and sunroom.

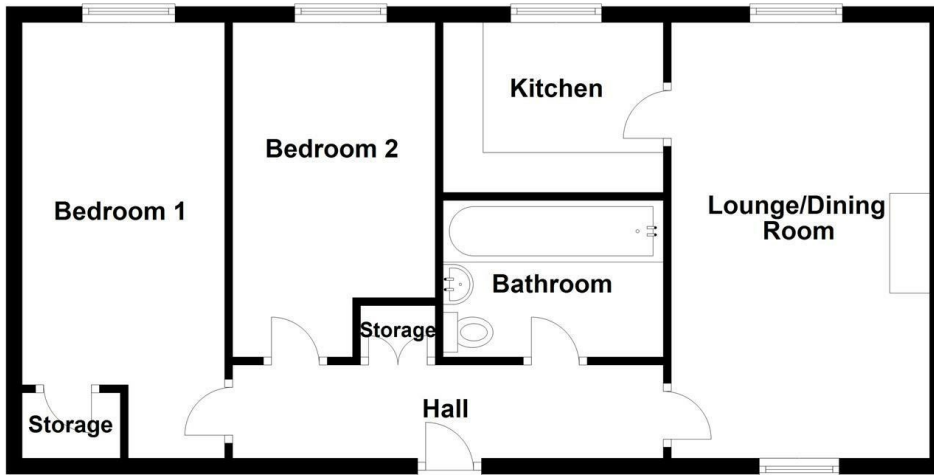
Amenities

Communal room for events, communal hall with seating areas, library, lift access.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(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 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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