

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 PARADE, DONAGHADEE,
BT21 0AE**

OFFERS AROUND £210,000

Welcome to this charming seafront property located on the picturesque Parade, Donaghadee. This terraced house offers the perfect blend of comfort and style, boasting either three bedrooms with two receptions or four bedrooms with two receptions, providing ample space for your family to grow and thrive.

As you step inside, you are greeted by a good-sized living room, ideal for relaxing with loved ones or entertaining guests. The galley-style kitchen is not only practical, but also exudes a homely charm, making it the heart of the home where delicious meals and memories are made.

One of the standout features of this property is the three outbuildings, offering additional storage space or the potential for a workshop, studio, or even a home gym - the possibilities are endless. There is also a retail unit with endless retail opportunities or the unit could be returned to part of the original house to create a larger dwelling.

Situated within walking distance of the seafront, you can enjoy leisurely strolls along the coast and breathe in the fresh sea air. The convenience of being close to local amenities ensures that everything you need is just a stone's throw away.

Donaghadee is a delightful coastal town with a rich maritime history, offering a peaceful and idyllic setting to call home. Don't miss out on the opportunity to make this charming seafront property your own and create a lifetime of memories in this wonderful location.



Key Features

- Charming Seafront Property In The Popular Town Of Donaghadee
- Retail Unit With Two Rooms And Sea Views
- Good Sized Living Room With Window Shutters
- Two Large Bedrooms With Uninterrupted Sea Views
- One Reception/Four Bedroom Or Two Reception/Three Bedroom Home
- Outbuildings Including Utility Room, Potting Shed And Storage Room
- Galley Style Kitchen With A Good Range Of Units
- Rear Paved Entertaining Area And Courtyard



Accommodation

Comprises:

Entrance Hall

Storage under stairs.

Living Room

15'5" x 8'6"

Laminate flooring, wall-mounted radiator, Inglenook style fireplace with electric stove and tiled hearth, window shutters, glazed door to kitchen.

Kitchen

15'5" x 6'10"

Modern range of high and low level units, laminate work surfaces, space for cooker, one and a quarter stainless steel sink with mixer tap and built-in drainer, space for fridge, space for freezer, velux type window, part tiled walls, wood laminate flooring.

First Floor

Landing

Velux type window.

Bedroom 1

14'9" x 12'1"

Double room, sea views.

Bedroom 3

10'2" x 8'10"

Double room, wood laminate flooring.

Shower Room

White suite comprising pedestal wash hand basin, tiled shower enclosure with "Aqua Profile" electric shower and glazed door, low flush wc, bidet, panelled walls, recessed spotlighting and vinyl flooring.

Bedroom 4/Study

7'6" x 7'2"

Built-in storage.

Second Floor

Bedroom 2

14'9" x 12'1" @ widest points

Double room, sea views, eaves storage, built-in robe.

Outside

Raised paved area, space for seating, oil-fired boiler, rear raised courtyard, oil storage tank, outside light, outside tap.

Outbuildings

Utility Room: 1.9m x 1.6m, plumbed for washing machine, space for tumble dryer, utility sink.

Potting Shed

Storage Room: 3.8 mx 1.7m

Retail Unit

Room 1: 3.4m x 3.4m

Room 2: 3.5m x 2.7m



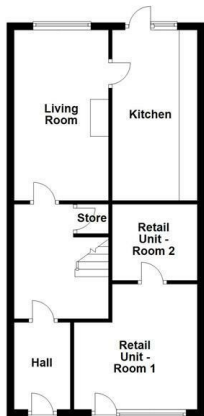
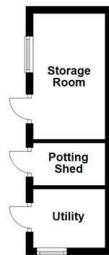








Ground Floor



First Floor



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.

Parade

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	
			45
		14	

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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