

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 SHORELANDS CRESCENT,
CLOUGHEY,**

OFFERS AROUND £210,000

Welcome to Shorelands Crescent, Cloughey - a charming location where this delightful three-bedroom semi-detached house awaits its new owners.

This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The living room features an inviting open fireplace. The modern fitted kitchen is a highlight of this home, complete with an island and ample space for dining.

With two bathrooms, mornings will be a breeze in this household, ensuring convenience for all residents. The stoned driveway offers parking space for multiple vehicles, a rare find in such a desirable area. Additionally, the fully enclosed rear garden provides a private outdoor sanctuary, perfect for enjoying sunny days or hosting summer gatherings.

Located within walking distance to the beach, this property offers not just a home but a lifestyle. Whether you are looking to downsize, invest, or step onto the property ladder for the first time, this house is sure to appeal to a wide range of interested parties.

Don't miss out on the opportunity to make this house your home. Early viewing is highly recommended to secure



Key Features

- Spacious Semi-Detached Property In Popular Residential Area Within Walking Distance To The Beach
- Modern Fitted Kitchen With Island And Space For Dining
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Stoned Driveway With Space For Multiple Vehicles, Fully Enclosed Rear Garden
- Living Room With Open Fireplace And Bay Window
- Three Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Recommended For A Property That Will Attract A Wide Range Of Interested Parties From Downsizers, Investors And First Time Buyers Alike



Accommodation Comprises

Hall

Wood laminate floor.

Living Room

11'5" x 16'2"

Wood laminate floor, open fireplace, tiled hearth, surround and mantle.

W/C

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

Kitchen/Dining Room

18'6" x 13'0"

Range of high and low level units, laminate work surfaces, one and a quarter inset sink with mixer tap and drainer, plumbed for washing machine and tumble dryer, integrated dish washer, integrated fridge/freezer, integrated bin, larder cupboard, integrated oven, four ring electric hob, integrated extractor fan, island with storage, recessed spotlights, tiled floor, space for dining, double doors into enclosed rear garden.

First Floor

Landing

Hot press with storage.

Bedroom 1

14'10" x 11'8"

Double bedroom.

Ensuite Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, recessed spotlights, part tiled walls, tiled floor, extractor fan.

Bedroom 2

11'1" x 10'5"

Double bedroom.

Bedroom 3

7'1" x 10'4"

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, partially tiled walls, recessed spotlight, extractor fan.

Outside

Front - Stoned driveway with space for multiple vehicles, area in lawn, paved walkway to front door.

Rear - Fully enclosed, area in lawn, area in patio, space for storage, outside plug, outside tap and light, oil tank, oil fired boiler, side gate for bin access.



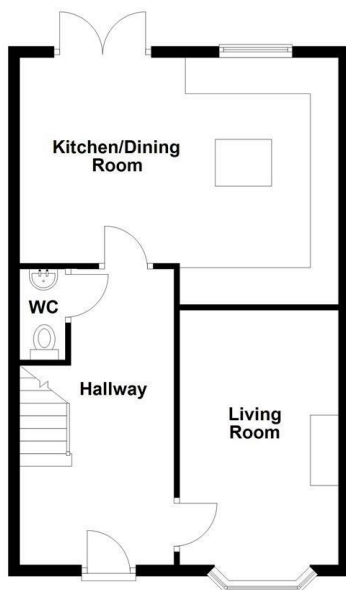




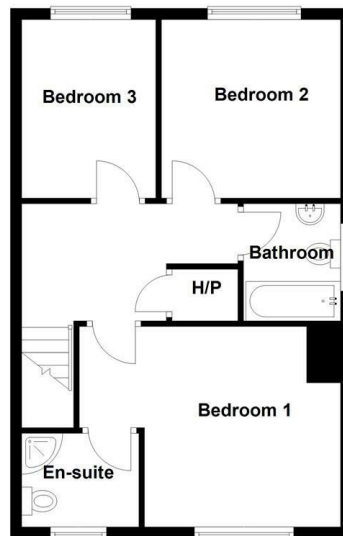




Ground Floor



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			
(69-80) C		70	70
(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	

20 Shorelands Crescent

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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