

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**12 ROCKLYN WALK,
HADLOW, DONAGHADEE,**

OFFERS AROUND £295,000

This beautiful, modern detached home is located in the popular Hadlow development, within walking distance to the town centre and all of the local amenities that Donaghadee has to offer.

Donaghadee is a popular seaside town, known for its beautiful coastal walks, promenade, independent retailers and for its array of coffee shops and restaurants and we've recently seen an increasing number of clients hoping to live in the area.

The property benefits from spacious accommodation on the ground floor, with an open plan living and dining area, modern kitchen, enhanced by separate utility area and guest wc. The first floor extends to four bedrooms, master with ensuite shower room, and family bathroom with white suite.

Externally the property has an attractive, fully enclosed rear garden in lawn and front garden with tarmac driveway.

This property will appeal to young families or anyone hoping to live in the increasingly popular seaside town, in a modern, luxurious house.

We recommend early viewing to avoid disappointment.



Key Features

- Modern Detached Family Home In The Popular Hadlow Development
- Modern Fitted Kitchen With Separate Utility Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Well Proportioned Open Plan Living/ Dining Area
- Four Good Sized Bedrooms, Master With Ensuite Shower Room
- Landscaped Gardens To Front And Rear
- Excellent Location Close To All Local Amenities



Accommodation

Comprises:

Entrance Hall

Tiled floor.

Living Room

15'0" x 10'4"

Tiled floor, recessed spotlighting.

Dining Room

8'5" x 10'5"

Tiled floor, recessed spotlighting.

Kitchen

17'4" x 10'5"

Modern range of high and low level units, laminate work surfaces. 1 1/4 stainless steel sink with mixer tap and built in drainer, five ring gas hob, integrated oven, stainless steel extractor fan and hood, integrated fridge freezer, integrated dishwasher, tiled floor, part tiled walls, double doors to rear garden.

Utility Room

4'8" x 6'11"

Laminate work surfaces, plumbed for washing machine, space for tumble dryer, gas boiler, tiled floor, door to back garden.

WC

White suite comprising wash hand basin with mixer tap, low flush wc, tiled floor.

First Floor

Landing

Access to roof space.

Bedroom 1

10'5" x 15'0"

Double bedroom

Ensuite

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, enclosed corner shower with "Mira" overhead shower and sliding door, heated towel rail, part tiled walls, tiled floor.

Bedroom 2

8'5" x 10'5"

Double bedroom.

Bedroom 3

10'5" x 7'11"

Double bedroom.

Bedroom 4

9'0" x 10'5"

Bathroom

White suite comprising wash hand basin with mixer tap, low flush wc, panelled bath with mixer tap and overhead shower attachment, heated towel rail, tiled walls, tiled floor.

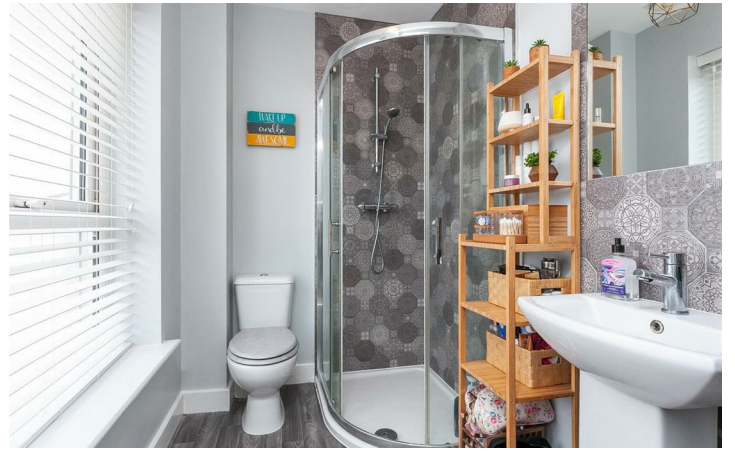
Outside

Front: Tarmac driveway with space for multiple vehicles, area in lawn, bedding areas.

Rear: Fully enclosed, area in lawn, area in stone, woodchip bedding section, patio area, outside tap and outside light.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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 PlanIt.

12 Rocklvin Walk, Donaghadee

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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