

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 9 MOUNT ROYAL,
DONAGHADEE, BT21 0QY**

OFFERS AROUND £144,950



Mount Royal is a popular over 55's development of Donaghadee, within walking distance to all local amenities including a wide range of independent retailers, restaurants, coffee shops and within minutes of the beautiful promenade and harbour area.

This ground floor property offers spacious hallway with storage, two double bedrooms, master with built in storage, family shower room, spacious living room with dual aspect windows and a modern fitted kitchen with good range of appliances.

Mount Royal has a range of shared facilities such as a large living area with sea views, conservatory, gardens, hobby room with computer access, lift, well maintained entrance hall, part-time events coordinator for activities, telecare system in the apartments and laundry area if required.

Overall, this apartment is spacious, bright and in a lovely development with lift access and ample parking. We recommend early viewing as the location and finish of this home will appeal to many.



Key Features

- Ground Floor Apartment With Views Of The Communal Garden
- Spacious Living Room With Dual Aspect Windows
- Shower Room Comprising Of White Suite
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Electric Heating And uPVC Double Glazed Windows
- Variety Of Communal Areas And Landscaped Gardens With Sunroom
- Two Double Bedrooms, Primary With Built In Robes And Storage
- Early Viewing Recommended For This Lovely Home



Accommodation

Comprises:

Entrance Hall

Built in storage.

Living Room

16'8" x 10'4"

Electric fireplace. Dual aspect windows overlooking the communal rear gardens.

Kitchen

8'4" x 7'1"

Range of high and low level units with laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven and microwave, four ring electric hob, integrated extractor fan, integrated fridge/freezer, integrated dishwasher, tiled floor and partly tiled walls.

Bedroom 1

9'0" x 14'2"

Double bedroom and built in wardrobe.

Bedroom 2 / Dining Room

9'0" x 10'2"

Double bedroom. Built in storage.

Shower Room

White suite comprising walk in shower with overhead rainfall shower head, sliding glass doors, vanity unit with mixer tap and storage, low flush wc, heated towel rail, extractor fan, feature mirror and part panelled walls.

Outside

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

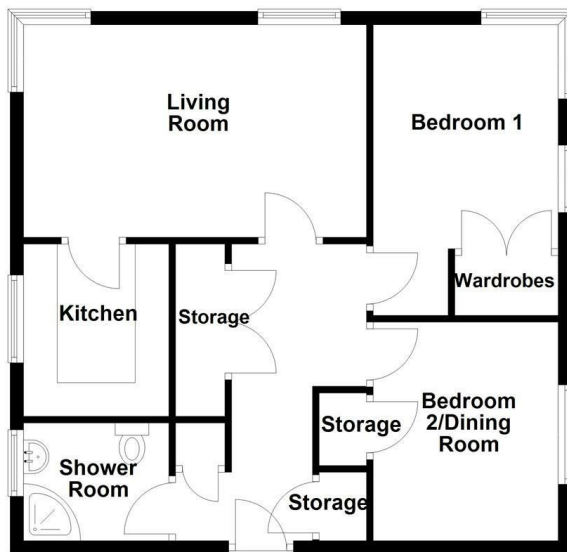
Communal Areas / Amenities

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





Ground 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		63	70
(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 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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