

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**3 MANOR FARM COURT,  
DONAGHADEE, BT21 OFF**

**OFFERS AROUND £450,000**

Located in the charming Manor Farm Court of Donaghadee, this delightful link-detached house is a gem waiting to be discovered. Boasting a generous layout with one reception room, three bedrooms, and two bathrooms, this property offers ample space for family living.

Situated in a sought-after development, this home is conveniently located within walking distance of Donaghadee Town Centre, local amenities, the picturesque seafront, and main arterial routes, ensuring both convenience and accessibility.

Step inside the spacious entrance leading to kitchen, dining, family area. The patio doors open to decking area for outside dining and relaxing overlooking fully enclosed mature gardens.

Outside, a fully enclosed large rear garden offers a private oasis, ideal for outdoor gatherings or simply basking in the sun. Parking to the front of the property adds to the convenience of this wonderful home.

With its desirable location, spacious interior, and charming features, this property is truly an excellent choice for a growing family. Early viewing is highly recommended to secure this fantastic family home in Donaghadee.



## Key Features

- Spacious Linked Property, Located Within A Sought After Development
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Downstairs W/C Comprising White Suite
- Fully Enclosed Large Rear Garden, Parking To Front Of Property
- Early Viewing Is Recommended For This Unique Property
- Open Plan Kitchen/Dining/Family Room, Bright Lounge And Conservatory
- En-Suite Bathroom And Family Bathroom
- Gas Fired Central Heating
- Located Within Walking Distance Of Donaghadee Town Centre, Local Amenities, Sea Front And Main Arterial Routes



## Accommodation

### Comprises:

#### Hall

Oak flooring.

#### Living Room

21'4" x 15'3"

Gas fireplace with granite hearth, surround and mantle, recessed spotlights and oak flooring.

#### Conservatory

9'4" x 17'8"

Tiled floor, door through to enclosed rear garden. Double glazed windows.

#### Downstairs W/C

White suite comprising pedestal wash hand basin with mixer tap, bidet with mixer tap, low flush w/c, extractor fan, part tiled wall, oak flooring.

#### Kitchen/Dining/Family Room

##### Room

11'8" x 53'0"

Fitted kitchen with high and low level units, granite work surfaces, inset stainless steel sink with mixer tap, four ring gas hob, integrated oven, stainless steel extractor hood, plumbed for washing machine, plumbed for dishwasher, integrated fridge/freezer, breakfast bar with space for dining, tiled floor, part tiled walls, recessed spotlights, velux style windows, patio doors into enclosed rear garden, oak flooring, gas fire place with granite hearth, surround and mantle, velux style windows, barn style back door.

## First Floor

### Landing

#### Bedroom 1

10'11" x 15'3"

Double bedroom with recessed spotlights.

#### En-Suite bathroom

White suite comprising walk in, wall mounted overhead shower with glass door, pedestal wash hand basin with mixer tap, low flush w/c, tiled walls, tiled floor, extractor fan.

#### Bedroom 2

10'9" x 11'10"

Double bedroom, velux style window, built in storage.

#### Bedroom 3

8'4" x 11'8"

#### Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, recessed spotlights, extractor fan, tiled floor, tiled walls, hot press with gas fired boiler.

#### Outside

Front - Two allocated parking spaces.  
Rear - Fully enclosed, area in lawn, decked area, patio walkway, area in mature shrubs and hedging, storage shed, outside light.











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 PlanItUp.

3 Manor Farm Court, Donaghadee

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 71        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | 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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