

ULSTER PROPERTY SALES

# UPS

**RENTALS - DONAGHADEE**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 ROCKLYN DRIVE,  
DONAGHADEE, COUNTY**

**£1,100 PER MONTH**



Located within Rocklyn Drive in Donaghadee, this home offers a spacious living room perfect for relaxing evenings, an open plan kitchen/dining area ideal for entertaining guests, three inviting bedrooms including a master with an ensuite shower room, a family bathroom, and a convenient downstairs w/c.

Outside, the property impresses with a tarmac driveway providing parking space for two vehicles, while the fully enclosed rear garden offers a private oasis to enjoy outdoor activities or simply unwind in the fresh air. With the added comforts of gas fired central heating and uPVC double glazed windows, this home ensures warmth and energy efficiency all year round.

Conveniently situated just a stone's throw away from Donaghadee Town Centre, within easy reach of local amenities, schools, the picturesque seafront, and main arterial routes for seamless travel. Early viewing recommended!



## Key Features

- Bright Semi-Detached Property, Located In Highly Sought After Development
- Three Bedrooms, Master With Ensuite Shower Room
- GFCH And uPVC Double Glazed Windows
- Located Within A Short Distance Of Donaghadee Town Centre And Sea Front
- Spacious Living Room, Open Plan Kitchen/Dining
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Tarmac Driveway With Space For Two Vehicles And Fully Enclosed Rear Garden
- Early Viewing Recommended



### Accommodation Comprises

#### Hall

Tiled floor.

#### Living Room

Wall mounted electric fireplace.

#### Kitchen/Dining

Fitted kitchen with range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, integrated oven, four ring gas hob, stainless steel extractor hood, tiled floor, recessed spotlights, patio doors into enclosed rear garden, built in storage plumbed for washing machine.

#### W/C

White suite comprising, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan.

#### First Floor

##### Bedroom 1

Double bedroom.

##### Ensuite

White suite comprising, walk in, wall mounted overhead shower, glass doors, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, partially tiled walls, extractor fan, recessed spotlights, heated towel rail.

##### Bedroom 2

Double bedroom.

##### Bedroom 3

#### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, partially tiled walls, extractor fan, recessed spotlights.

#### Outside

Front - Area in lawn, area in shrubs and hedging, tarmac driveway with space for two vehicles.

Rear - Fully enclosed, area in lawn, decked area, outside light, outside tap, side gate for bin access.


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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