

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 ROCKLYN CRESCENT,
DONAGHADEE, BT21 0FY**

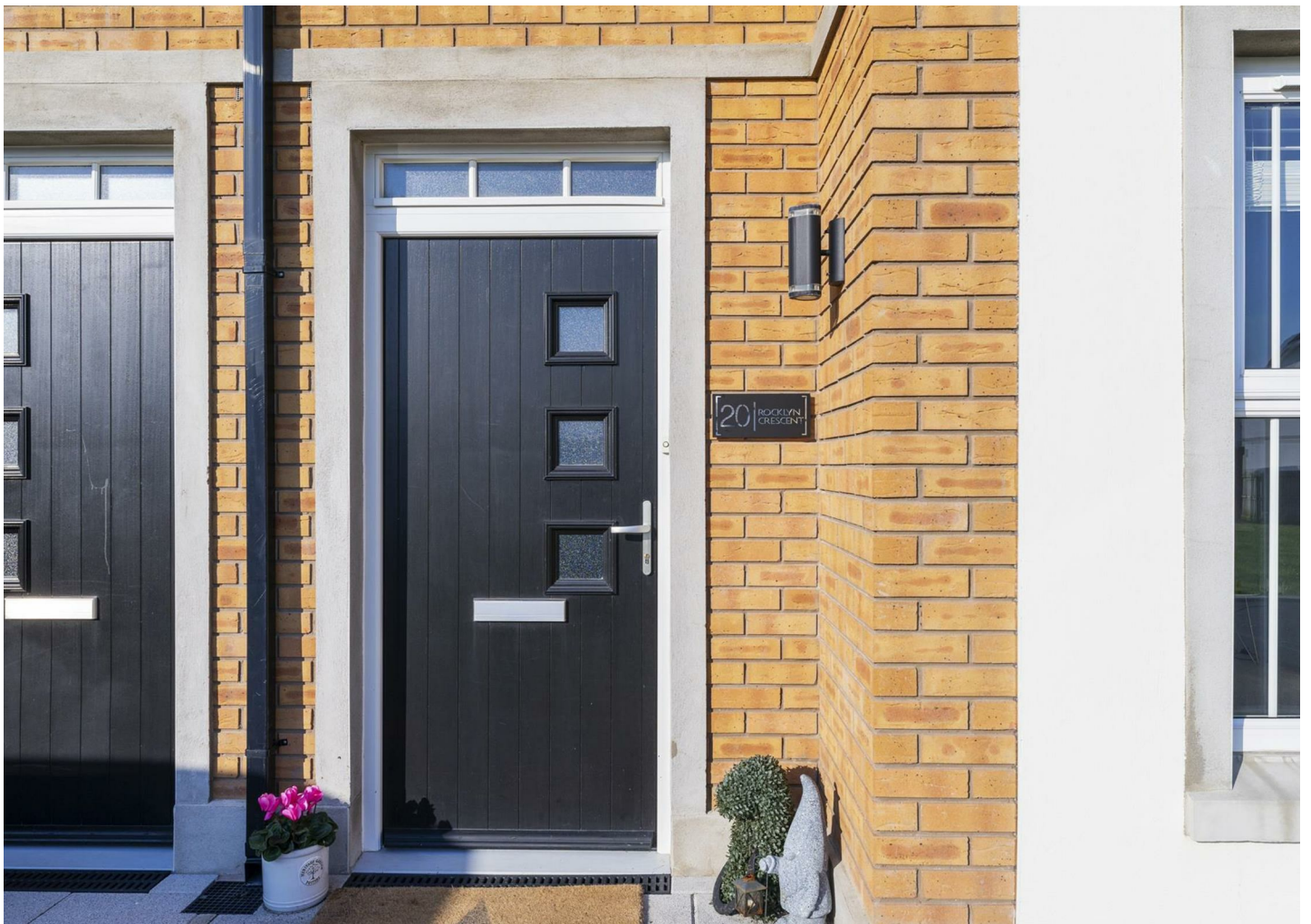
OFFERS AROUND £209,950

20 Rocklyn Crescent, Donaghadee - a charming, modern semi-detached family home in the sought-after Hadlow Development.

Ideal for first-time buyers or downsizers, this home offers a comfortable living space with one reception room and a beautiful bright kitchen with space for dining. The property also includes three good sized bedrooms, master with ensuite and a family bathroom.

The property features gardens front and rear, providing a lovely outdoor space to enjoy some fresh air, with ample parking available, ensuring convenience for you and your guests.

Situated in an excellent location, you'll find yourself within walking distance to all local amenities. Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location.



Key Features

- Modern Semi-Detached Family Home In The Popular Hadlow Development
- Modern Fitted Kitchen With Space For Dining
- Landscaped Gardens To Front And Rear
- Excellent Opportunity For First Time Buyers Or Downsizers
- Three Good Sized Bedrooms, Master With Ensuite Shower Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Excellent Location Close To All Local Amenities



Accommodation comprises:

Entrance Hall

Tiled Floor.

WC

White suite comprising of wall mounted wash hand basin with mixer tap, low flush WC, tiled floor, extractor fan.

Living Room

12'5" x 14'2"

Wall mounted electric fire.

Kitchen / Dining Area

16'6" x 13'8"

Range of high and low level units with laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated fridge freezer, dishwasher, oven, four ring gas hob, stainless steel extractor hood, recessed spots, tiled floor, space for dining, enclosed gas fired boiler, built in storage, plumbed for washing machine, double doors to enclosed rear garden.

First Floor

Landing

Built in storage.

Bedroom 1

14'2" x 12'3"

Double Bedroom.

Ensuite Shower

White suite comprising walk in shower with wall mounted overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap, low flush WC, heated towel rail, extractor fan and partially tiled walls.

Bedroom 2

8'6" x 10'3"

Double bedroom, sliding wardrobes.

Bedroom 3

7'9" x 10'3"

Bathroom

White suite comprising walk in shower with wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush WC, recessed spots, extractor fan, partially tiled walls and heated towel rail.

Outside

Rear: Fully enclosed, area in lawn, raised beds in shrubs, paved area, space for shed, outside tap and light. Side gate for bin access.











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		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	

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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