

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 ROSE PARK, DONAGHADEE,  
BT21 0BG**

**OFFERS AROUND £244,950**



3 Rosepark is a charming bungalow located in the heart of Donaghadee. Within walking distance to all local amenities, seafront and the many coffee shops, pubs and restaurants, this lovely home will appeal to downsizers, young families or anyone hoping to relocate to the popular seaside town.

Internally, there are four bedrooms, large kitchen through to sunroom, living room, and good sized bathroom with white suite.

Externally, there are low-maintenance gardens both to the front and rear of the property with mature shrubs and hedging, paved entertaining area, raised deck, garage and ample parking for multiple vehicles.

In need of slight modernisation, this charming bungalow would make a fantastic home for a variety of clients and we would recommend viewing at your earliest convenience.

Don't miss out on the opportunity to make this lovely house your new home in Donaghadee.



## Key Features

- Spacious Bungalow In The Rosepark Area Of Donaghadee
- Four Well Proportioned Bedrooms, One With Built In Storage
- Close To Donaghadee Town Centre And All Local Amenities
- Easily Maintained Outside Areas And Parking For Multiple Vehicles
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Good Sized Kitchen With Space For Informal Dining
- Perfect For A Downsizer Or Young Family
- Early Viewing Is Highly Recommended For This Lovely Home



### Accommodation Comprises:

#### Entrance Porch

Gas fired boiler.

#### Entrance Hall

Built in storage, hot press with storage.

#### Living Room

18'0" x 12'1"

Open fireplace with slate hearth, stone surround & mantle.

#### Kitchen

15'1" x 19'4"

Modern fitted kitchen with a range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, four ring electric hob, extractor fan, integrated oven and grill, partially tiled walls, tiled floor, space for fridge/freezer, larder cupboard, plumbed for dishwasher, plumbed for washing machine, space for tumble dryer, velux style window, recessed spotlighting. Space for dining, double doors to sunroom.

#### Sunroom

11'10" x 11'5"

Double patio doors onto decked area, velux style window, back door to rear garden.

#### Bedroom 1

8'11" x 10'11"

Double bedroom.

#### Bedroom 2

9'11" x 11'6"

Double bedroom, built in storage.

#### Bedroom 3

9'9" x 7'10"

#### Bedroom 4

8'11" x 3'10"

#### Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and shower screen, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, panelled walls, panelled ceiling.

#### Garage

12'1" x 22'0"

Up and over door, power and light.

#### Outside

Front and side: tarmac driveway with space for multiple vehicles, area in stones, bedding areas, mature plants, shrubs and hedging.

Rear: tarmac walkway, raised beds, decking area (raised), patio area, outside sockets, outside tap, outside light.

#### Additional Information

Enhanced energy rating due to the 12 polar panels included in sale of property, all owned outright.





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			83
(81-91) B		71	
(69-80) C			
(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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