

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 ROCKLYN AVENUE,  
DONAGHADEE, BT21 0FN**

**OFFERS AROUND £209,950**





This three bedroom, semi detached property is a charming, modern family home in the sought-after Hadlow Development in Donaghadee.

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, primary with ensuite and a family bathroom.

Externally the property has an attractive, fully enclosed rear garden in lawn and front garden with tarmac driveway.

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
- Three Good Sized Bedrooms, Master With Ensuite Shower Room
- Modern Fitted Kitchen With Space For Dining
- Ground Floor Guest WC And First Floor Family Bathroom
- Landscaped Gardens And Driveway With Parking For Two Cars
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Great Opportunity For First Time Buyers Or Downsizers
- Excellent Location And Within Walking Distance To All Local Amenities



### Accommodation Comprises:

#### Entrance Hall

Tiled flooring.

#### Living Room

15'1" x 11'1"

Engineered wood flooring and recessed spotlighting.

#### Guest WC

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, tiled flooring and extractor fan.

#### Kitchen / Dining Area

15'1" x 11'1"

Modern range of high and low level units, wood effect laminate work surfaces, integrated fridge freezer, integrated Indesit oven and four ring gas hob, stainless steel extractor fan and hood, integrated dishwasher, single drainer stainless steel sink with mixer tap, recessed spotlighting, partly tiled walls, tiled flooring, space for dining, utility area (plumbed for washing machine) and double doors to rear garden.

#### First Floor

#### Landing

Storage cupboard, velux type window and access to roofspace.

#### Bedroom 1

16 x 11'1"

Double room.

#### Ensuite

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, walk in shower enclosure with overhead shower and glazed doors, chrome wall mounted radiator, part tiled floor, extractor fan.

#### Bedroom 2

10 x 8

Double room.

#### Bedroom 3

10 x 7'10"

Double room.

#### Bathroom

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, panelled bath with overhead shower and glazed screen, fully tiled walls, tiled flooring and extractor fan.

#### Outside

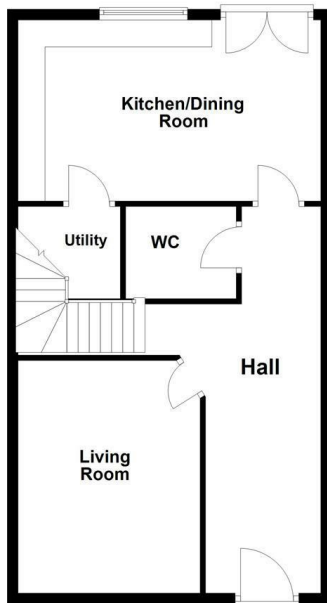
Front- Area in lawn, mature trees and hedging, parking for multiple vehicles.  
Rear- Paved entertaining area, area in lawn, fully enclosed, outside tap, outside light.



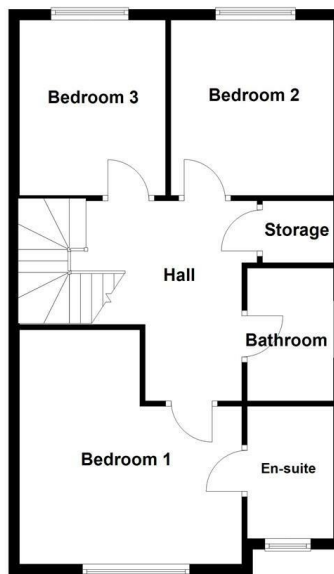




Ground Floor



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 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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