

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 OHE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**81 NEWTOWNARDS ROAD,  
DONAGHADEE, BT21 0PT**

**OFFERS AROUND £225,000**



Located in the Cotton area of Donaghadee, this extended semi-detached property is a short distance to Donaghadee Town Centre, local amenities, schools, seafront and main arterial routes.

The property offers, spacious porch, bright living room with option of media wall, modern fitted kitchen with integrated appliances and space for dining, utility room and downstairs w/c. On the first floor there are three bedrooms and family bathroom comprising of white suite.

The property is oil fired central heating and has double glazed windows. Externally there is a large paved driveway with space for numerous vehicles. To the rear of the property there is a fully enclosed garden and outhouses.

Early viewing recommended, to not miss out on a beautiful property, appealing to families and downsizers alike.

## Key Features

- Extended Three Bedroom Semi Detached Property Close To Donaghadee
- Spacious Living Room With Media Wall Option
- Modern Fitted Kitchen With A Good Range Of Units And Utility Room
- Modern Shower Room With White Suite And Downstairs WC
- Oil Fired Central Heating And Double Glazed Windows
- Large Driveway With Space For Multiple Vehicles And Enclosed Rear Garden
- Close To Donaghadee, Local Amenities And Main Arterial Routes
- Early Viewing Recommended For This Fantastic Modernised Home



### Accommodation Comprises:

#### Entrance Porch

Wood effect laminate flooring.

#### Living Room

12'11" x 20'0"

Wood effect laminate flooring, wired for a 'media wall'.

#### Kitchen/Dining Room

17'5" x 10'10"

Modern range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap & drainer, integrated fridge freezer, dishwasher and oven, four ring electric hob, stainless steel extractor hood, recessed spotlights and laminate wood effect flooring.

#### Utility Room

9'3" x 7'5"

Modern range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, washing machine & tumble dryer, wood effect laminate flooring and back door to enclosed rear garden.

#### WC

White suite comprising vanity unit with mixer tap and storage, low flush wc, tiled floor.

### First Floor

#### Landing

#### Bedroom 1

13'4" x 9'10"

Double bedroom.

#### Bedroom 2

9'2" x 11'1"

Double bedroom.

#### Bedroom 3

10'11" x 7'9"

Double bedroom.

#### Bathroom

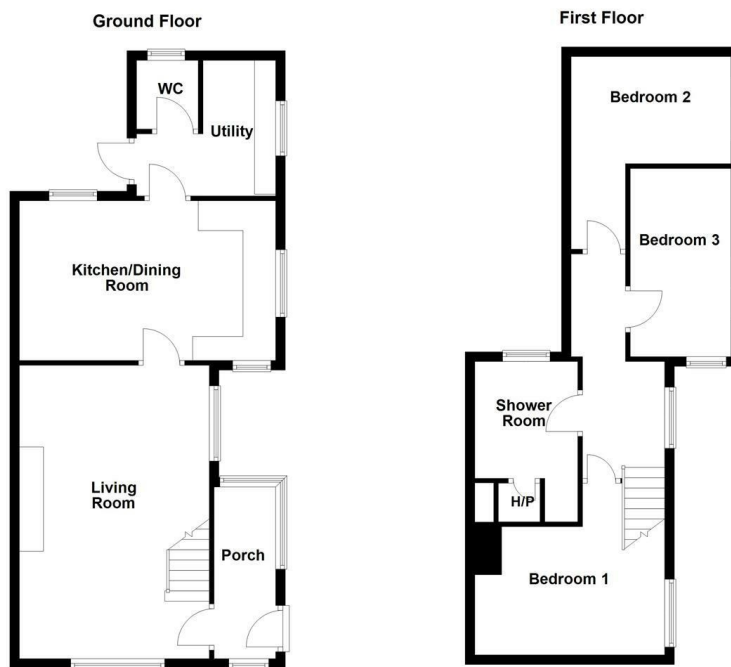
White suite comprising walk in shower with wall mounted overhead shower and sliding doors, vanity unit with mixer tap and storage, low flush wc, recessed spotlights, part tiled walls, tiled floor, heated towel rail, extractor fan, hot press and storage.

#### Outside

Rear: Fully enclosed, paved entertaining area, paved walkway, area in lawn, outside tap and light, oil tank, outhouse with oil fired boiler.

Front and side: Raised beds with shrubs, paved driveway with space for multiple vehicles.





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			
(69-80) C		69	73
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORETSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark