

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 MANOR FARM
CRESCENT, DONAGHADEE,**

OFFERS AROUND £259,950

Welcome to 11 Manor Farm Crescent, Donaghadee - a stunning townhouse offering spacious and adaptable accommodation for a growing family. This beautiful property boasts 2 reception rooms, 5 bedrooms, and 4 bathrooms spread across 2,100 sq ft of living space.

Built in 2007, this townhouse has been meticulously maintained both internally and externally, ensuring a modern and inviting atmosphere for its new owners. The primary bedroom features a contemporary ensuite shower room, providing a touch of luxury and convenience.

One of the highlights of this property is the open plan kitchen/living/dining area that seamlessly flows into a bright sunroom, creating a perfect space for entertaining or relaxing with the family. The modern kitchen is equipped with a breakfast bar area, ideal for casual dining or morning coffee.

Outside, you'll find an enclosed rear garden area that is not only easy to maintain but also offers a private outdoor space for enjoying the fresh air. With 2 parking spaces available, convenience is key for busy families.

Located in the popular Manor Farm development, this townhouse is within walking distance to Donaghadee and its wide range of amenities, making it a perfect blend of comfort and convenience. Don't miss the opportunity to make this charming townhouse your new home!



Key Features

- Beautiful Town House In The Manor Farm Development In Donaghadee
- Open Plan Kitchen/Living/Dining Space With Sunroom To Rear Garden
- Within Walking Distance To Donaghadee Town Centre And All Local Amenities
- Easily Maintained Rear Garden With Good Sized Paved Entertaining Area
- Five Bedrooms, Primary With Ensuite Shower Room
- Well Maintained Throughout And Finished To A High Standard
- Gas Fired Central Heating And Wooden Sash Sliding Windows
- Modern Kitchen With Quartz Work Surfaces And Breakfast Bar Area



Accommodation

Comprises:

Entrance Hall

Tiled flooring, under stair storage.

Kitchen/Dining Room

14'1 x 9'1

Modern range of high and low level units, quartz work surfaces, quartz upstands, one and a quarter stainless steel under mounted sink with mixer tap, gas boiler, "Whirlpool" oven with four ring gas hob and stainless steel extractor fan and hood, quartz splashback, plumbed for dishwasher, plumbed for washing machine, space for American style fridge/freezer, breakfast bar area, tiled flooring, space for seating/dining.

Living Room

17'0 x 13'0

Tiled flooring, feature fireplace with marble hearth and inset, carved wooden surround and mantle, double doors to sunroom.

Sunroom

13'0 x 10'0

Tiled flooring, double doors to rear garden area.

Guest WC

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

First Floor

Landing

Hot press with storage.

Bedroom 1

15'1 x 9'1

Double room, ensuite shower room.

Ensuite Shower Room

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, corner shower enclosure with overhead shower and glazed door, mosaic tiled walls, tiled flooring, extractor fan.

Bathroom

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

Bedroom 3

12'0 x 9'1

Double room.

Second Floor

Landing

Storage cupboard.

Bedroom 2

16'1 x 11'1

Double room.

Bedroom 4

11'1 x 9'1

Double room, roof space access.

Bedroom 5/Office

8'0 x 7'0

Bathroom

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, panelled bath with mixer tap and shower hand attachment, mosaic tiled wall, tiled floor, extractor fan.

Outside

Front: area in lawn, driveway for two vehicles, paved walkway.

Rear: paved entertaining area, bedding area, outside light, side access for bins, fully enclosed.











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.

11 Manor Farm Crescent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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