

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**25 ASHBROOKE,
DONAGHADEE, BT21 0EY**

OFFERS AROUND £219,950

Located in the popular Ashbrooke area of Donaghadee, this charming three-bedroom semi-detached house is a true gem waiting to be discovered. Boasting three spacious double bedrooms, two of which feature convenient built-in robes, this property offers ample space for a growing family or a young couple looking to settle down.

Step inside to find not just one, but three inviting reception areas, including a cosy living room complete with an open fireplace for those chilly evenings, a dining room open to kitchen, perfect for entertaining guests, and a delightful conservatory where you can unwind and enjoy the views of the beautifully landscaped gardens.

The modern kitchen is well equipped with a good range of units for all your culinary adventures. The luxury shower room is a true highlight, featuring built-in speakers for a touch of indulgence.

Outside, the property continues to impress with its detached garage providing excellent storage space, along with parking facilities for multiple vehicles. And let's not forget the stunning sea views and semi-rural vistas from the rear of the property, offering a peaceful and picturesque setting for you to call home.

In conclusion, this property is a great buy for those seeking a blend of comfort, style, and functionality. Don't miss out on the opportunity to own this fantastic home in Ashbrooke - book your viewing today to avoid disappointment.



Key Features

- Well Maintained Semi Detached Home In Donaghadee
- Three Well Proportioned Bedrooms, Two With Built In Robes
- Open Plan Kitchen/Dining Room With A Good Range Of Units
- Luxury Shower Room With Walk In Shower And Bluetooth Speakers
- Quiet Cul De Sac Location In A Popular Residential Area
- Sea and Semi Rural Views From The Rear Of The Property
- Landscaped Gardens to Front And Rear And Parking For Multiple Vehicles
- Viewing Is Highly Recommended For This Lovely Family Home



Accommodation

Comprises:

Entrance Hall

Tiled flooring, under stair storage, glazed door to living room.

Living Room

14'9" x 13'1"

Open fireplace with tiled hearth, brick inset, decorative surround and feature wooden beam mantle.

Kitchen/Dining Room

20'8" x 12'1"

Modern range of high and low level units, wood effect laminate work surfaces, one and a quarter stainless steel sink with mixer tap and built in drainer, space for range cooker, integrated stainless steel extractor fan and hood, plumbed for washing machine, space for fridge/freezer, space for dining table, part tiled walls, sliding doors to conservatory.

Conservatory

10'9" x 8'2"

Tiled floor, door to rear garden.

First Floor

Landing

Access to roof space via slingsby type ladder, storage cupboard.

Bedroom 1

13'1" x 12'1"

Double room, built in robes.

Bedroom 2

12'5" x 10'5"

Double room, built in robes, sea views.

Bedroom 3

9'10" x 9'6"

Double room, sea views.

Shower Room

Modern white suite comprising vanity unit with sink, storage and mixer tap, feature light mirror with storage, walk in shower enclosure with in built shelf, waterfall shower head and glazed door, low flush wc, wall mounted radiator, recessed spotlighting, extractor fan, built in Bluetooth speakers.

Outside

Front: tarmac driveway with space for multiple vehicles, stoned bedding area with mature plants and shrubs, access to garage.

Rear: area in lawn, semi rural and sea views, entertaining area in stone, mature plants, shrubs and hedging, private paved entertaining area, outdoor sockets, outside tap, outside lights, fully enclosed.

Garage

17'8" x 10'5"

Power and light, mezzanine storage.



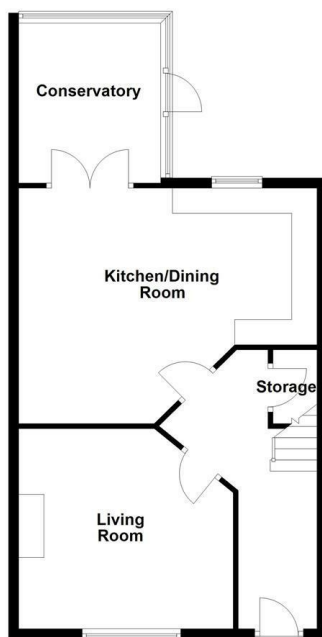




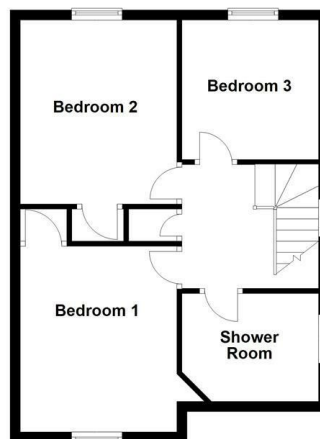




Ground Floor



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			
(69-80) C		70	70
(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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