

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**55 ASHFIELD COURT,  
DONAGHADEE, BT21 0BF**

**OFFERS AROUND £154,950**



55 Ashfield Court, is a charming semi-detached house nestled in a sought-after residential area of Donaghadee. This family home boasts a well-designed layout, perfect for modern living.

Upon entering, you are greeted by a spacious living room, with electric fire creating a warm and inviting atmosphere. The contemporary kitchen and dining area are equipped with ample storage space, making it ideal for families and entertaining guests.

The first floor comprises three bedrooms, two of which benefit from built-in storage, ensuring that space is maximised. The family bathroom, complete with a stylish white suite, provides a serene retreat for relaxation.

Outside, the property offers well-maintained gardens to both the front and rear. The driveway accommodates multiple vehicles, adding to the convenience of this wonderful home.

Situated close to local amenities and the vibrant Donaghadee town centre, this property is perfectly positioned for those seeking a blend of tranquillity and accessibility. Whether you are a growing family or looking for a spacious home, Ashfield Court is a fantastic opportunity not to be missed.



## Key Features

- Well Maintained Semi Detached Home In A Popular Residential Area
- Open Plan Kitchen/Dining Room With Storage Room
- Three Good Sized Bedrooms, Two With Built In Robes
- Family Bathroom With Modern White Suite
- Paved Driveway With Space For Multiple Vehicles
- Enclosed Rear Garden With Lawn And Paved Entertaining Area
- Well Proportioned Living Room With Feature Fireplace
- Close To All Local Amenities And Donaghadee Town Centre



## Accommodation

### Comprises:

#### Entrance Hall

Wood laminate flooring, feature radiator cover.

#### Living Room

13'0 x 11'0

Wood laminate flooring, electric fire with surround.

#### Kitchen/Dining Room

17'1 x 11'1

Modern range of high and low level units, laminate work surface, single stainless steel drainer with built in drainer and mixer tap, space for cooker, integrated extractor fan, space for fridge freezer, space for dining, part tiled walls, space for dining table, storage cupboard.

#### Rear Hall

Wood laminate flooring, door to rear garden.

#### WC

Wood laminate flooring, white suite comprising low flush wc, wall mounted wash hand basin.

#### First Floor

#### Landing

Access to roof space, storage areas.

#### Bedroom 1

12'0 x 10'0

Double room, built in robes.

#### Bedroom 2

11x10

Double room, built in robes.

#### Bedroom 3

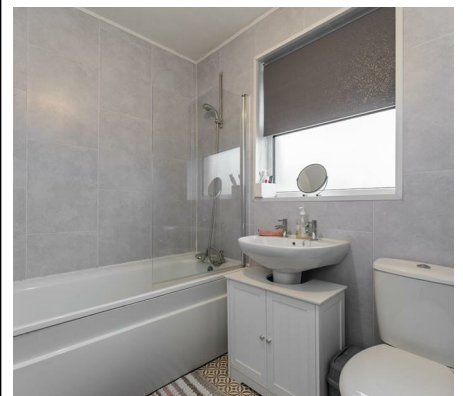
8'0 x 7'0

#### Bathroom

Modern white suite comprising panelled bath with overhead shower and glazed screen, pedestal wash hand basin, low flush wc, wall mounted chrome radiator, tiled walls, vinyl flooring.

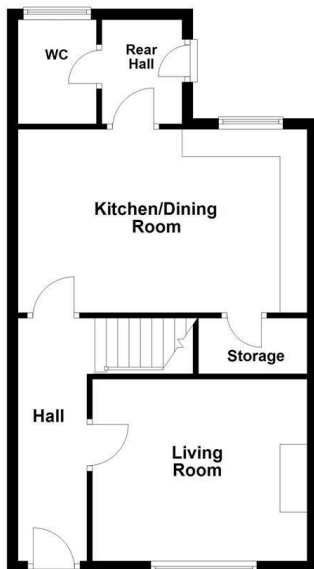
#### Outside

Front: area in lawn, brick paviour driveway for multiple vehicles.  
Rear: area in lawn, paved entertaining area, fully enclosed.

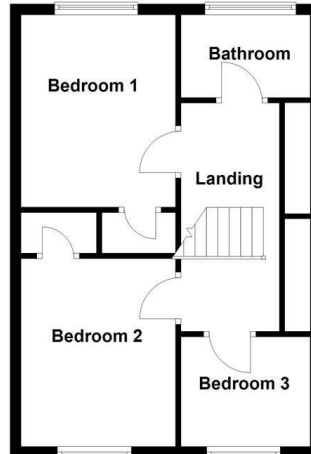




Ground Floor



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.

55 Ashfield Court

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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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