

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 ROCKLYN PLACE,
DONAGHADEE, BT21 0FS**

OFFERS AROUND £199,950



Located within the popular Hadlow Development in Donaghadee, this beautifully presented semi-detached property is easily accessible to local amenities, schools, main arterial routes and the Harbour/seafront.

The property offers a bright living room with dual aspect windows, modern fitted kitchen with range of integrated appliances and space for dining, there is utility space and a downstairs w/c.

On the first floor, there are three bedrooms, master with ensuite shower room and one with built in storage. Furthermore, there is a family bathroom comprising of white suite. The property has gas fired central heating and uPVC double glazed windows.

Externally, the the front there is a tarmac driveway with space for multiple vehicles and a fully enclosed landscaped garden to the rear.

This property appeals to a wide variety of clients from first time buyers, investors to downsizers alike.

Early viewing is recommended to not miss out on a well finished home.



Key Features

- Bright Semi-Detached Property, Located In Highly Sought After Development Within A Short Distance Of Donaghadee Town Centre And Sea Front
- Spacious Living Room, Open Plan Kitchen/Dining
- Three Bedrooms, Master With Ensuite Shower Room
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway With Space For Two Vehicles And Fully Enclosed Rear Garden
- No Onward Chain
- Early Viewing Recommended



Accommodation Comprises:

Hall

Tiled floor

Living Room

16'7" x 11'8"

Electric fireplace, recessed spotlights.

Kitchen

12'6" x 11'8"

Range of high & low level units, laminated work surfaces, integrated dishwasher, single stainless steel sink with mixer tap & drainer, integrated fridge freezer, four ring gas hob, integrated oven, stainless steel extractor hood, tiled floor, recessed spots, space for dining, double doors to enclosed rear garden.

Utility

6'5" x 3'1"

High level units, plumbed for washing machine, tiled floor

WC

Wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c, tiled floor, extractor fan.

First Floor

Landing

Built in storage, loft access (floored and shelved)

Bedroom 1

11'6" x 9'9"

Double bedroom.

Ensuite

White suite comprising, shower enclosure, wall mounted overhead power shower, sliding doors, pedestal wash hand basin, mixer tap, heated towel rail, low flush w/c, extractor fan, partially tiled walls.

Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan, partially tiled walls.

Bedroom 2

12'4" x 7'9"

Double bedroom.

Bedroom 3

8'9" x 7'1"

Built in storage.

Outside

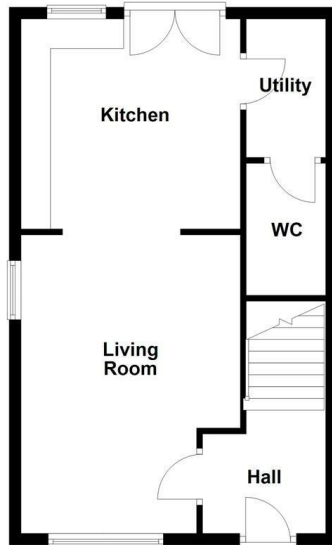
Rear: Fully enclosed, outside tap and light, gate for bin access, area in artificial grass, patio area for entertaining, wood chip bed with shrubs and electric cable running to the shed.

Front: Tarmac driveway with space for multiple vehicles.

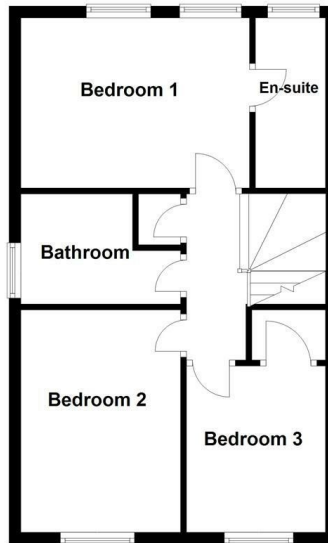




Ground Floor



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		81	81
(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	

11 Rocklyn Place, Donaghadee

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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