

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 ASHBROOKE,  
DONAGHADEE, BT21 0EY**

**OFFERS AROUND £215,000**

Located in the tranquil cul-de-sac of Ashbrooke, Donaghadee, this well-maintained semi-detached home offers a perfect blend of comfort and modern living. The property welcomes you with a bright entrance hall that leads into a formal living room, complete with an inviting open fireplace, ideal for cosy evenings.

The modern kitchen is designed with both functionality and style in mind, providing ample space for dining and family gatherings. This home boasts three well-proportioned bedrooms, one of which features built-in robes, ensuring plenty of storage for your belongings. The modern shower room, has been recently completed and has ample space for any growing family.

Outside, the tarmac driveway provides convenient access to a detached garage, offering additional storage or parking options. The fully enclosed rear garden is a delightful space, featuring a well-kept lawn and ample room for entertaining guests or enjoying family time in the fresh air.

This charming residence is perfect for those seeking a peaceful lifestyle in a desirable location, while still being close to the amenities that Donaghadee has to offer. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its blend of modern comforts and classic charm.



## Key Features

- Well Maintained Semi Detached Home In A Quiet Residential Area Of Donaghadee
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway And Detached Garage with Power And Light
- Formal Living Room And Modern Kitchen With Space For Dining
- Three Well Proportioned Bedrooms, One With Built In Robes
- Viewing Is Highly Recommended For This Lovely Family Home
- Enclosed Rear Garden With Area In Lawn And Paved Entertaining Area
- Modern Family Bathroom With White Suite



### Accommodation

#### Comprises:

#### Entrance Hall

Solid wood flooring, under stair storage, recessed spotlights.

#### Living Room

14'10" x 11'8"

Wood effect laminate flooring, open fireplace with tiled hearth, cast iron inset and wooden surround and mantle, recessed spotlights.

#### Kitchen/Dining Room

20'8" x 12'0"

Modern range of high and low level units, laminate work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, plumbed for dishwasher, integrated oven, four ring electric hob, stainless steel extractor fan and hood, partially tiled walls, recessed spotlights, space for dining, sliding patio doors to enclosed rear garden.

#### First Floor

#### Landing

Hot press and storage, loft access.

#### Bedroom 1

11'8" x 11'3"

Double bedroom, wood effect laminate flooring, built in sliding wardrobes.

#### Bedroom 2

12'3" x 10'8"

Double bedroom, wood effect laminate flooring.

#### Bedroom 3

9'9" x 9'3"

#### Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and glazed shower screen, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, heated towel rail, extractor fan, recessed spotlights.

#### Outside

Rear: Fully enclosed, area in lawn, paved entertaining area, outside tap and light, area in woodchip bedding, oil storage tank.

Front: Tarmac driveway with space for 2 vehicles, woodchip bed with mature shrubs.

#### Garage

16'4" x 10'2"

Roller garage door, power and light, oil fired boiler.



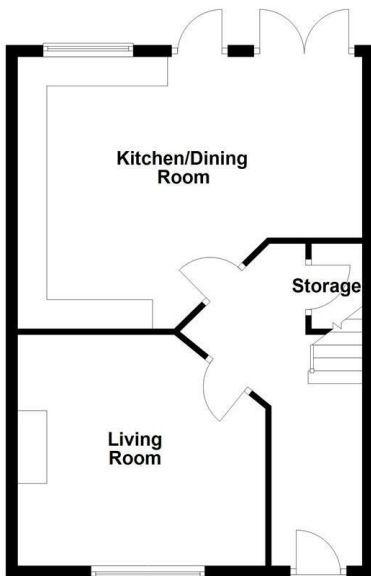




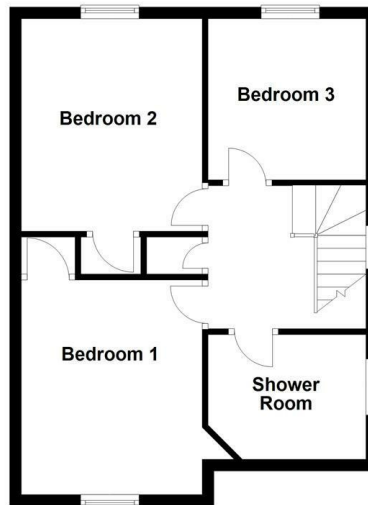




Ground Floor



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			
(55-68) D		57	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**3 Ashbrooke, 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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