

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

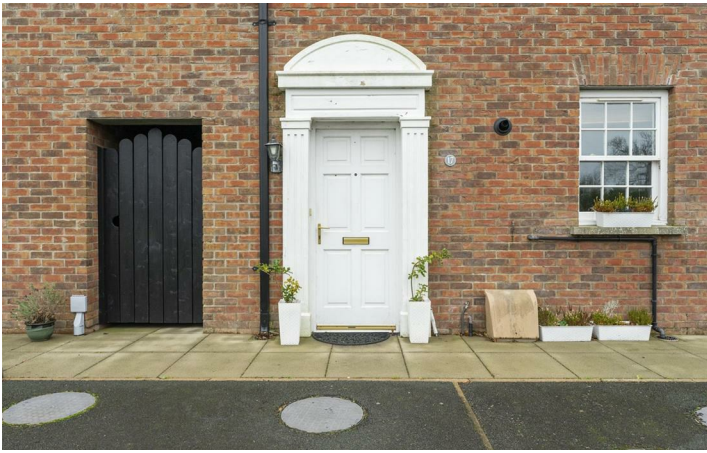
NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 MANOR FARM CRESCENT,  
DONAGHADEE, BT21 0FE**

**OFFERS AROUND £260,000**





Welcome to this spacious mid townhouse located in the highly sought-after Manor Farm development in Donaghadee. This delightful property is perfectly situated within walking distance of local amenities, the picturesque seafront, and the charming promenade, making it an ideal choice for those who appreciate both convenience and coastal living.

The home boasts three well-proportioned bedrooms, with the primary bedroom featuring a private ensuite shower room, providing a touch of luxury and privacy. The ground floor is designed for practicality, featuring a guest WC, which is particularly useful for visitors. The first floor is complemented by a family bathroom, ensuring ample facilities for all residents.

At the heart of the home is a modern kitchen that seamlessly opens into the living room, creating a perfect space for entertaining or relaxing with family. Additionally, there is a dedicated office area, ideal for those who work from home or require a quiet space for study.

This property offers a wonderful blend of comfort and modern living, making it a perfect family home or a great investment opportunity. With its prime location and thoughtful layout, this townhouse is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.





## Key Features

- Spacious Mid Townhouse In The Popular Manor Farm Development
- Open Plan Kitchen/Living Room With Gas Fire And Double Doors To Rear Office
- Ground Floor Guest WC, Primary With Ensuite And Modern Family Bathroom
- Walking Distance To All Local Amenities, Seafront And Promenade
- Three Well Proportioned Bedrooms, Primary With Ensuite Shower Room
- Parking To Front With Space For Multiple Vehicles And Enclosed Rear Garden With lawn And Paved Area
- Gas Fired Central Heating Hive System And Wooden Double Glazed Windows
- Early Viewing Is Recommended For This Lovely Home In A Great Location



### Accommodation Comprises:

#### Entrance Hall

Tiled flooring, under stairs storage, storage cupboard.

#### Guest w/c

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

#### Kitchen

15'8" x 9'10"

Modern range of high and low level units, laminate work surfaces, 1 and a 1/4 stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for dining, plumbed for dishwasher, 5 ring gas hob and integrated oven, stainless steel extractor fan and hood, integrated fridge, integrated freezer, wooden flooring, open to living room.

#### Living Room

17'4" x 13'1"

Wooden flooring, gas fire with stone hearth, surround and mantle, double doors to office area.

#### Office

9'10" x 9'10"

Wood effect laminate flooring, door to rear garden.

#### Bathroom

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, mirrored wall mounted vanity unit, panelled bath with electric overhead shower and glazed screen, part tiled walls, tiled flooring, extractor fan.

#### Landing

Storage cupboard with built in shelving.

#### Bedroom 1

12'1" x 8'6"

Double bedroom with ensuite.

#### Ensuite

White suite comprising low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, walk in shower with wall mounted overhead shower and glazed door, tiled flooring, extractor fan.

#### Bedroom 2

12'1" x 9'10"

Double bedroom.

#### Bedroom 3

8'2" x 7'6"

Wooden flooring.

#### Outside

Rear: Paved entertaining area, area in lawn, fully enclosed, bin access, outside lights, outside tap.

Front: Tarmac driveway with two parking spaces, paved walkway, bedding area in stone.







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.

17 Manor Farm Crescent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

