

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 RUGBY CRESCENT,
DONAGHADEE, BT21 0DZ**

OFFERS AROUND £209,950



Located in a quiet cul-de-sac, off the Newtownards Road in Donaghadee, this refurbished semi-detached chalet bungalow is easily accessible to local amenities, schools, main arterial routes, the seafront and The Harbour.

The property offers, a bright spacious hall, living room with log burner, modern fitted kitchen with range of integrated appliances, dining room/downstairs bedroom and family shower room comprising of white suite. On the first floor there are two double bedrooms, master with built in storage and eaves storage and w/c.

The property is gas fired central heating and has uPVC double glazed windows. There are a number of additions that have been added during the refurbishment, including being rewired and replumbed, there is also the benefit of a HIVE system within the property.

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

This property attracts a wide variety of potential interested parties from first time buyers, to working professionals, to downsizers alike. Early viewing is highly recommended!

Key Features

- Refurbished Chalet Bungalow Located In Sought After Cul De Sac
- Three Bedrooms, One On Ground Floor And Master With Built In Storage
- Bright Living Room With Log Burner And Modern Fitted Kitchen
- Family Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Detached Garage, Enclosed Rear Garden And Tarmac Driveway With Space For Multiple Vehicles
- Located A Short Distance From Local Amenities, Schools, Main Arterial Routes And The Seafront
- Will Appeal To A Wide Range Of Potential Clients From First Time Buyers To Downsizers Alike



Accommodation Comprises:

Porch

Wood effect tiled flooring.

Hall

Wood effect tiled flooring, recessed spotlights.

Living Room

10'4" x 14'4"

Wood effect tiled flooring, multi fuel stove, slate hearth, brick surround and wooden mantle.

Dining Room/Bedroom 3

10'5" x 9'1"

Wood effect tiled flooring.

Kitchen

8'9" x 13'5"

Modern fitted kitchen, range of high and low level units, laminate work surfaces, inset one and a quarter stainless steel sink with mixer tap and drainer, integrated fridge/freezer, integrated dishwasher, integrated oven and grill, four ring electric hob, integrated extractor hood, plumbed for washing machine and tumble dryer, recessed spotlights, wood effect tiled flooring, partially tiled walls, back door to enclosed rear garden.

Shower Room

11'9" x 5'4"

White suite comprising, walk in, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and drainer, low flush w/c, heated towel rail, extractor fan, tiled flooring, recessed spotlights, partially tiled walls.

First Floor

Landing

Recessed spotlights.

Bedroom 1

11'3" x 12'8"

Double bedroom, built in wardrobe, built in eaves storage, recessed spotlights.

Bedroom 2

10'4" x 9'2"

Double bedroom, recessed spotlights.

W/C

White suite comprising, low flush W/C, vanity unit with mixer tap and storage, tiled floor, partially tiled walls, recessed spotlights.

Garage

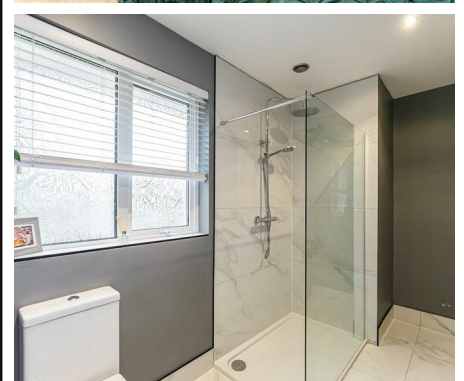
9'1" x 16'10"

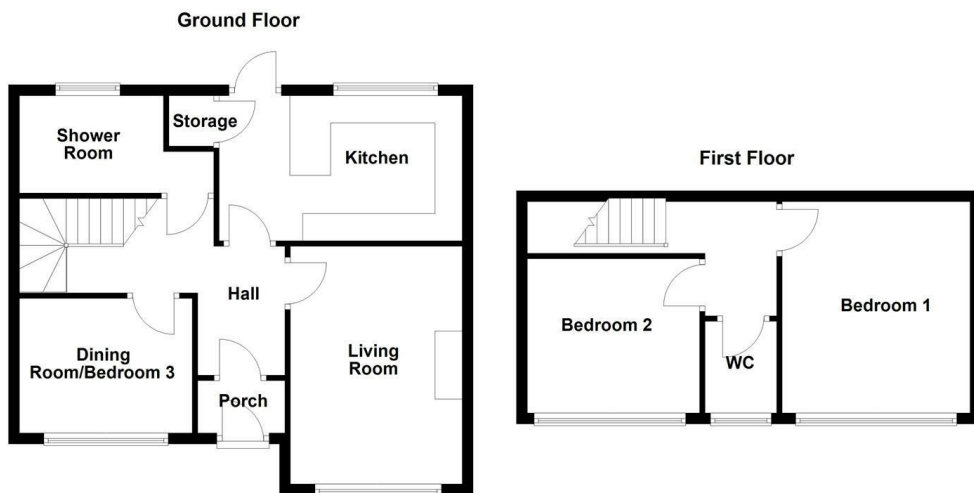
Power and light, shed to rear.

Outside

Front: Tarmac driveway with space for multiple vehicles, outside sockets, recessed spotlights.

Rear: Fully enclosed, area in lawn, area in patio, tarmac area, gates for bin access, outside tap and light, area in patio for entertaining, outside sockets.





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

1 Rugby Crescent, 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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