

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 THE HALT, KILLAUGHEY ROAD,
DONAGHADEE, BT21 0GG**

OFFERS AROUND £210,000



The Halt is an exclusive development of 20 homes located off the Killaughey Road in Donaghadee and set on a beautiful semi-rural site with countryside views. The development is ideally located within walking distance to Donaghadee town centre and its wide range of amenities, local schools and the stunning pier front and promenade. Donaghadee is a popular residential area due to its seaside location, wide range of local amenities including a fantastic choice of restaurants, good local schools and independent retailers.

Built in 2022, this property offers a bright living room with dual aspect windows, modern fitted kitchen with range of integrated appliances and space for dining, separate utility space and a downstairs w/c. On the first floor, there are three bedrooms, master with ensuite shower room. Furthermore, there is a family bathroom comprising of white suite. The property has gas fired central heating with energy efficient boiler, uPVC double glazed windows and high thermal insulation giving it a great energy efficiency rating.

Externally, at 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 In A Popular Development On The Outskirts of Donaghadee
- Only Built in 2022 With Seven Years Remaining On The Structural Warranty
- Double Glazed UPVC Windows And Composite Front Door With 5 Point Locking System
- Spacious Living Room, Open Plan Kitchen/Dining
- Three Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating System With Energy Efficient Boiler
- Tarmac Driveway With Space For Two Vehicles
- Fully Enclosed Rear Garden With Semi-Rural Aspect To Rear



Accommodation Comprises:

Entrance Hall

Tiled floor and built in storage.

Living Room

11'11" x 13'5"

Dual aspect.

Downstairs W/C

White suite comprising wall mounted wash hand basin with mixer tap, low flush w/c, tiled floor.

Kitchen / Dining Area

18'9" x 9'3"

Modern Kitchen with range of high and low level units with laminated work surfaces and upstands, single stainless steel sink with mixer tap and drainer, integrated appliances to include: dishwasher, fridge freezer, electric under oven, stainless steel extractor hood and four ring electric hob, gas fired boiler, recessed spotlighting, tiled floor and double doors to enclosed rear garden.

Utility Room

3'10" x 8'7"

Range of units with laminated work surfaces, plumbed for washing machine, tiled floor, extractor fan.

First Floor

Landing

Roofspace access and built in storage.

Bedroom 1

15'0" x 9'0"

Double bedroom.

Ensuite

White suite comprising tiled corner shower enclosure with wall mounted overhead shower, low flush w/c, wall mounted wash hand basin with mixer tap and tile splashback, tiled floor, heated tower rail and extractor fan.

Bedroom 2

11'2" x 9'11"

Double bedroom, built in storage.

Bedroom 3

9'4" x 7'7"

Built in storage.

Bathroom

White suite comprising Jacuzzi style bath with mixer tap and tiled splashback, tiled corner shower enclosure with sliding shower doors, low flush w/c, vanity unit with mixer tap and tile splashback, tiled floor, recessed spotlighting, heated tower rail and extractor fan.

Outside

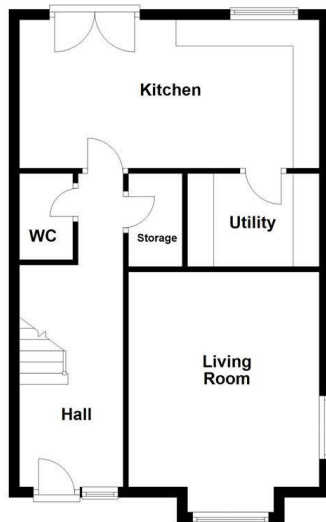
Front: Tarmac driveway, area in lawn and light.

Rear: Fully enclosed, area in lawn, area in tarmac walkway, outside tap and light.

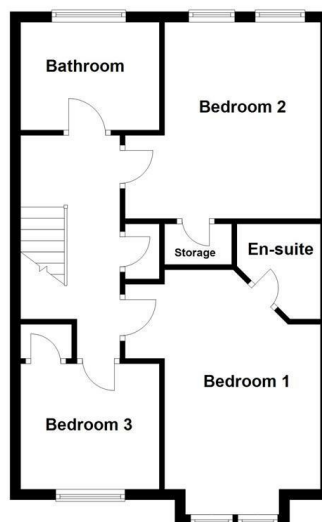




Ground Floor



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.

18 The Halt, Donaghadee

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

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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