

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 DORMANS POINT,
DONAGHADEE, BT21 0JW**

OFFERS AROUND £190,000



Situated in the sought-after Edgewater Development in Donaghadee, this mid-townhouse offers convenient access to the town centre, local amenities, schools, main transport links, the seafront, harbour, and the Commons.

The property features an entrance hall, a bright living room with a gas fireplace, and a spacious kitchen/dining area with integrated appliances. On the first floor, there are three well-proportioned bedrooms, built-in storage, roofspace access with a Slingsby ladder, lighting, and partial flooring, as well as a family bathroom with a four-piece white suite. The home benefits from gas-fired central heating and uPVC double-glazed windows.

Externally, the property boasts a stone driveway with space for two vehicles and a fully enclosed rear garden. Ideal for downsizers, investors, and first-time buyers alike, early viewing is highly recommended.



Key Features

- Three Bedroom Mid-Townhouse In Sought After Development Within Donaghadee
- Bright Living Room And Fitted Kitchen/Dining Room
- Family Bathroom Comprising Of Four Piece White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Stone Driveway With Space For Two Vehicles And Fully Enclosed Rear Garden
- Easily Accessible To The Commons, Town Centre, Local Amenities, Schools And Main Arterial Routes
- Excellent Opportunity For First Time Buyers, Investors Or Downsizers



Accommodation Comprises:

Entrance Hall

Wood effect laminate flooring.

Living Room

11'3" x 14'6"

Feature fireplace, with gas fire, storage under the stairs, wood effect laminate flooring.

Kitchen

15'7" x 11'7"

Fitted modern kitchen with high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, integrated fridge/freezer, larder cupboard, integrated oven, four ring electric hob, stainless steel extractor hood, tiled floor, part tiled walls, space for dining, back door to enclosed rear garden.

First Floor

Landing

Built in storage and loft access.

Bedroom 1

11'5" x 14'4"

Double bedroom, wood effect laminate floor, spot lighting.

Bedroom 2

11'8" x 7'8"

Double bedroom with wood effect laminate flooring.

Bedroom 3

7'6" x 8'2"

Wood effect laminate flooring.

Bathroom

White suite comprising, free bath with mixer tap, shower enclosure, wall mounted overhead shower, sliding glass doors, low flush w/c, vanity unit with mixer tap, storage and tile splashback, tiled floor, partially tiled wall, recessed spotlights, heated towel rail.

Outside

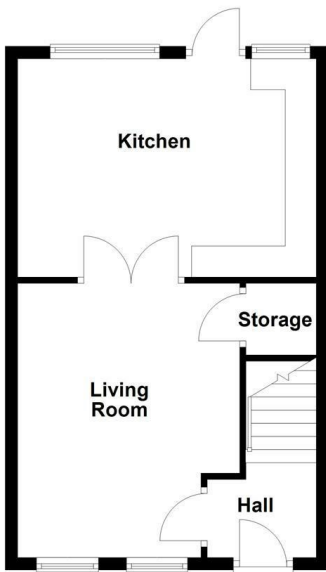
Front - Stone driveway with space for two vehicles.

Rear - Fully enclosed, area in patio, area in artificial lawn, side gate for bin access, outside tap and light.

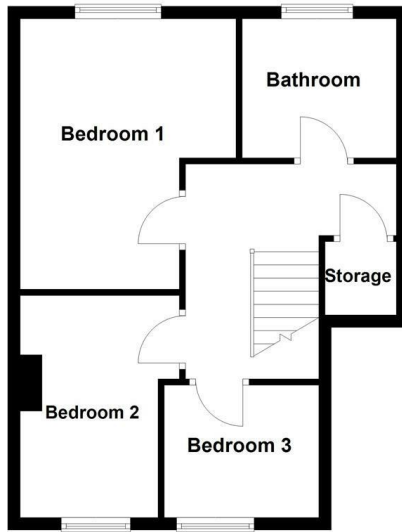




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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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