

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 ROCKLYN AVENUE,  
DONAGHADEE, BT21 0FN**

**OFFERS AROUND £219,950**





Located within the popular Hadlow Development in Donaghadee, this beautifully presented semi-detached property is easily accessible to local amenities, schools, main arterial routes and the Harbour/seafront.

The property offers a bright living room, a modern fitted kitchen with range of integrated appliances and space for dining, there is utility space and a downstairs w/c. On the first floor, there are three bedrooms, primary with ensuite shower room. Furthermore, there is a family bathroom comprising of white suite. The property has gas fired central heating and uPVC double glazed windows.

Externally, the 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 maintained and finished home.

## Key Features

- Bright Semi-Detached Property, Located In Highly Sought After Development Within A Short Distance Of Donaghadee Town Centre And Sea Front
- Spacious Living Room, And Open Plan Kitchen/Dining
- Three Good Sized Bedrooms, Primary With Ensuite Shower Room
- Gas Fired Central Heating, uPVC Double Glazed Windows and Alarm System
- Tarmac Driveway With Space For Two Vehicles And Fully Enclosed Rear Garden
- Early Viewing Recommended For This Beautiful Home
- No Onward Chain



### Accommodation Comprises:

#### Entrance Hall

Tiled flooring.

#### Living Room

11'9" x 15'4"

Recessed spotlights.

#### Kitchen

15'10" x 11'0"

Modern kitchen with a fantastic range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring gas hob, integrated fridge freezer, stainless steel extractor fan and hood, enclosed gas fired boiler, tiled floor, partially tiled walls, recessed spotlights, space for dining, double doors into enclosed rear garden.

#### Downstairs W/C

White suite comprising pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, extractor fan.

#### Utility Room

3'4" x 6'8"

Tiled flooring, extractor fan, plumbed for washing machine, laminate work surfaces.

#### First Floor

#### Landing

Built in storage, velux style window.

#### Bedroom 1

11'8" x 15'5"

Double bedroom, ensuite shower room.

#### Ensuite

White suite comprising walk in wall mounted overhead shower with sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, heated towel rail, extractor fan.

#### Bedroom 2

11'5" x 7'6"

Double bedroom.

#### Bedroom 3

8'0" x 10'1"

#### Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower with glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, part tiled walls, extractor fan.

#### Outside

Rear: Fully enclosed, area in lawn, area in patio, outside tap and light, space for storage, area in stones, side gate for bin access.

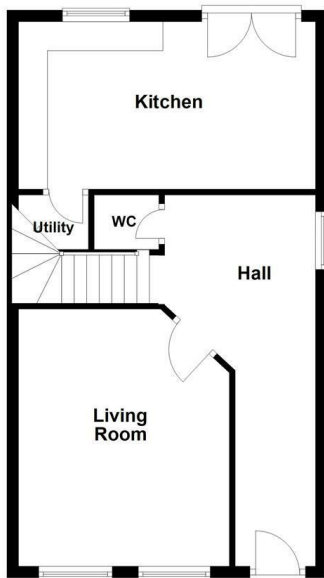
Front: Tarmac driveway with space for multiple vehicles, area in lawn, area in hedging.



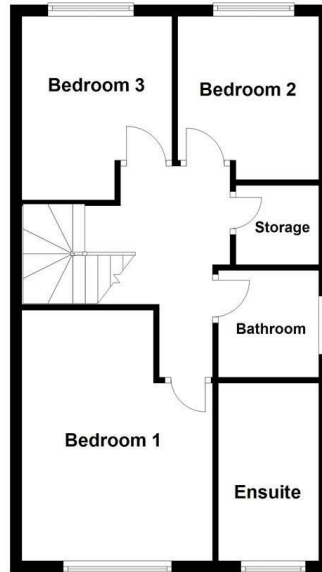




Ground Floor



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		84	84
(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	

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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