

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 ROCKLYN CRESCENT,  
DONAGHADEE, BT21 0FY**

**OFFERS AROUND £255,000**

Nestled in the sought-after residential development of Rocklyn, Donaghadee, this property is easily accessible to local amenities, schools, the seafront and Harbour and main arterial routes.

Upon entering, you are greeted by a bright and inviting hallway that leads to a spacious living room. The fitted kitchen is equipped with a range of integrated appliances, while a convenient plumbed utility space and a downstairs w/c add to the practicality of the home.

The first floor boasts three well-proportioned bedrooms, with the master suite featuring an ensuite shower room for added comfort and privacy. A family bathroom, complete with a modern white suite, serves the remaining bedrooms, providing ample facilities for family living.

The property benefits from gas-fired central heating and uPVC double-glazed windows. Externally, a tarmac driveway at the front offers space for two vehicles, while the fully enclosed rear garden.

This delightful home, presents an excellent opportunity for a variety of buyers, including first-time purchasers, those looking to downsize, and young families.



## Key Features

- Detached Property Located In Popular Residential Development In Donaghadee
- Three Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Attracts A Wide Variety Of Potential Clients From First Time Buyers, Downsizers And Young Families Alike
- Bright Living Room, Spacious Fitted Kitchen With Range Of Integrated Appliances And Utility Space
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Fully Enclosed Rear Garden And Tarmac Driveway To The Front Of The Property With Space For Multiple Vehicles
- Excellent Location Close To All Local Amenities And Within Walking Distance Of Donaghadee Town Centre



## Accommodation

### Comprises:

#### Hall

Tiled floor.

#### Living Room

14'4" x 12'5"

Recessed spotlights.

#### W/C

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

#### Kitchen/Dining

16'9" x 11'8"

Range of high and low level units, laminate effect work surfaces, single stainless steel sink with mixer tap and drainer, integrated dishwasher, four ring gas hob, integrated grill and oven, stainless steel extractor hood, space for American fridge freezer, space for dining, recessed spotlights, tiled floor, double doors into enclosed rear garden, encased gas fired boiler.

#### Utility

Tiled floor, plumbed for washing machine and tumble dryer.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

14'3" x 12'5"

Double bedroom.

#### Ensuite

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

#### Bedroom 2

10'8" x 8'9"

Double bedroom.

#### Bedroom 3

12'0" x 7'6"

#### Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin mixer tap, low flush w/c, partially tiled walls, heated towel rail, extractor fan.

#### Outside

Front - Tarmac driveway with space for two vehicles, area in lawn, area in stones, patio walkway to the front door.

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



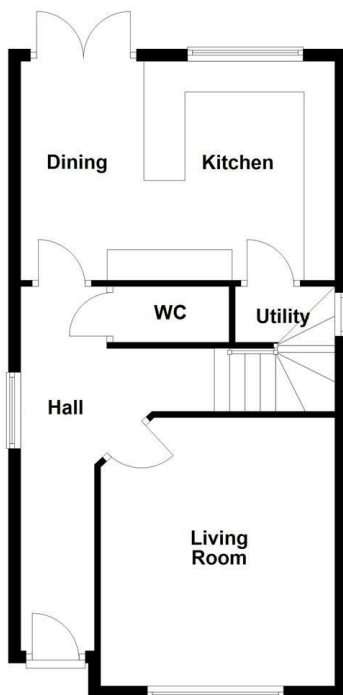




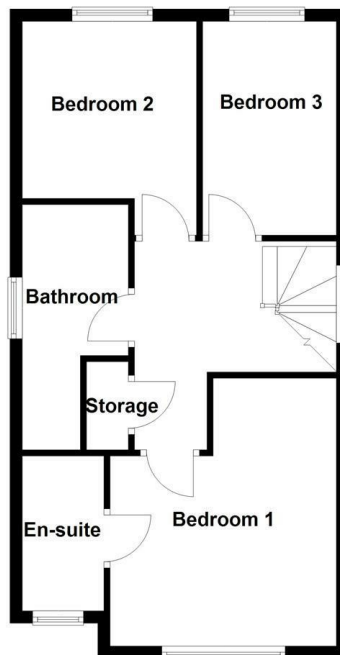




Ground Floor



First Floor



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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