

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 CYPRESS CLOSE,
DONAGHADEE, BT21 0QF**

OFFERS AROUND £230,000

Located in a popular residential area within a quiet cul-de-sac, this spacious recently constructed semi-detached property is easily accessible to Donaghadee Town Centre, local amenities, seafront, harbour and main arterial routes to Bangor, Newtownards and the Ards Peninsula.

The property offers a spacious entrance hall, living room with bay window, open plan kitchen/dining room with breakfast bar and range of integrated appliances. With generous accommodation over both floors, including three double bedrooms, family bathroom, en suite shower room and ground floor WC, this home will appeal to a wide range of buyers, from first time buyers to those seeking their forever home. The property also benefits from gas fired central heating, uPVC double glazed windows and an 9 year Global Homes structural warranty.

Externally there is a fully enclosed rear garden and to the front of the property there is space for multiple vehicles.

Early viewing is recommended to avoid disappointment.



Key Features

- Semi-Detached Home In A Quiet Cul-De-Sac Location Within Walking Distance Of Donaghadee Town Centre
- Open Plan Kitchen/Dining Room With Breakfast Bar And Range Of Integrated Appliances
- Family Bathroom And Downstairs W/C
- Tarmac Driveway With Space For Multiple Vehicles And Enclosed Rear Garden
- Traditional Construction With 9 Years Remaining On The Global Homes Structural Warranty
- Bright and Spacious Living Room With Feature Bay Window
- Three Double Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Within Short Distance Of Donaghadee Town Centre, Local Amenities And Shore Front
- Early Viewing Recommended To Avoid Disappointment



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Living Room

15'6" x 11'10"

Bay window, wood laminate flooring.

W/C

White suite comprising vanity unit with mixer tap, sink and storage, low flush w/c, extractor fan, wood laminate flooring.

Kitchen/Dining Room

19'0" x 14'10"

Modern range of high and low level units with laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated mid-level oven, four ring electric hob, integrated fridge/freezer, plumbed for washing machine, black extractor hood, breakfast bar with storage, enclosed gas fired boiler, wood laminate floor, recessed spotlights, double doors into enclosed rear garden, additional built in storage.

First Floor

Landing

Built in storage, roofspace access.

Bedroom 1

11'9" x 12'3"

Double room with ensuite shower room.

Ensuite

White suite comprising walk in shower with wall mounted overhead shower, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, recessed spotlights, tiled floor, tiled splashback, extractor fan.

Bedroom 2

9'9" x 13'0"

Double room.

Bedroom 3

8'10" x 9'1"

Double room.

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead power shower, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, tiled floor, partially tiled walls, recessed spotlights, extractor fan.

Outside

Front - Tarmac driveway with landscaped bedding areas.

Rear - Fully enclosed turfed rear garden, outside tap and light.



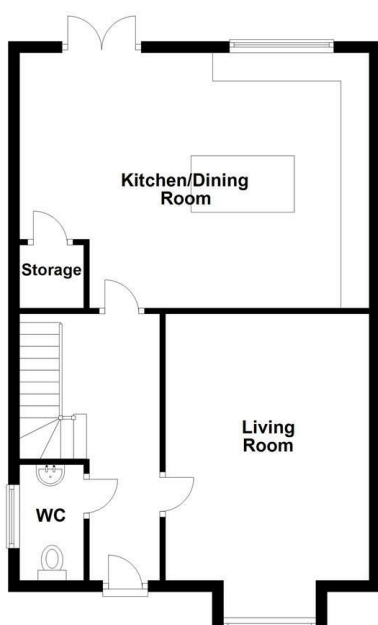




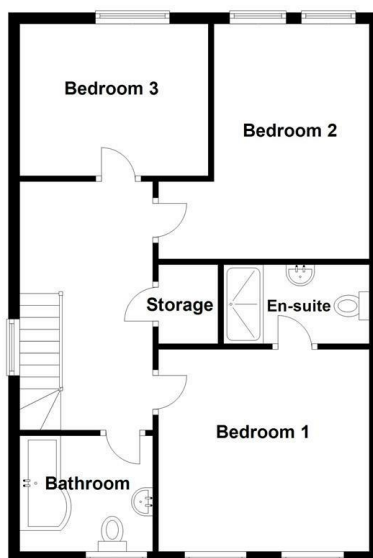




Ground Floor



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		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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