

3 Church Court,
Church Lane, Donaghadee, BT21 0QX



Offers Around £97,500

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A neat and very easily maintained ground floor apartment
- Ideally located just off High Street in the centre of Donaghadee
- Lounge/ dining room
- Compact deluxe fitted kitchen in high and low level Beech units
- Two bedrooms
- Bathroom comprising White suite
- Gas fired central heating system
- Oak effect uPVC double glazed windows
- Solid wood front door
- Accessed via wrought iron gates leading to a large private tarmac parking area

SUMMARY

Simon Brien Residential offers this well presented ground floor apartment to the open market. Located within a small development of only 7 properties in total, and is positioned in the centre of the thriving Donaghadee town centre. Church Court is accessed off Church Lane, a short pedestrian walk through taking you directly onto High Street, only a few doors away from Grace Neill's, established in 1611 and considered as one of Ireland's oldest pubs.

The subject property would be perfect for those seeking an investment property in which to rent out, first time buyers or a property to utilise as a bolthole to avail of the many amenities offered by this beautiful Seaside town.

To arrange a viewing appointment, please contact our Newtownards office on 02891 80070.



THE PROPERTY COMPRISES:

GROUND FLOOR

Solid wood front door with outside lights.

LOUNGE/DINING ROOM:

17' 5" x 10' 6" (5.31m x 3.2m)

Polished laminate floor, television and telephone points.

DELUXE FITTED KITCHEN:

9' 0" x 6' 0" (2.74m x 1.83m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level Beech units, Formica roll edge work surfaces, recess for cooker, extractor hood, plumbed for washing machine, recess for fridge and freezer, wall tiling, gas boiler.

BEDROOM (1):

12' 2" x 9' 5" (3.71m x 2.87m)

BEDROOM (2):

12' 1" x 7' 1" (3.68m x 2.16m)

Built in robe.

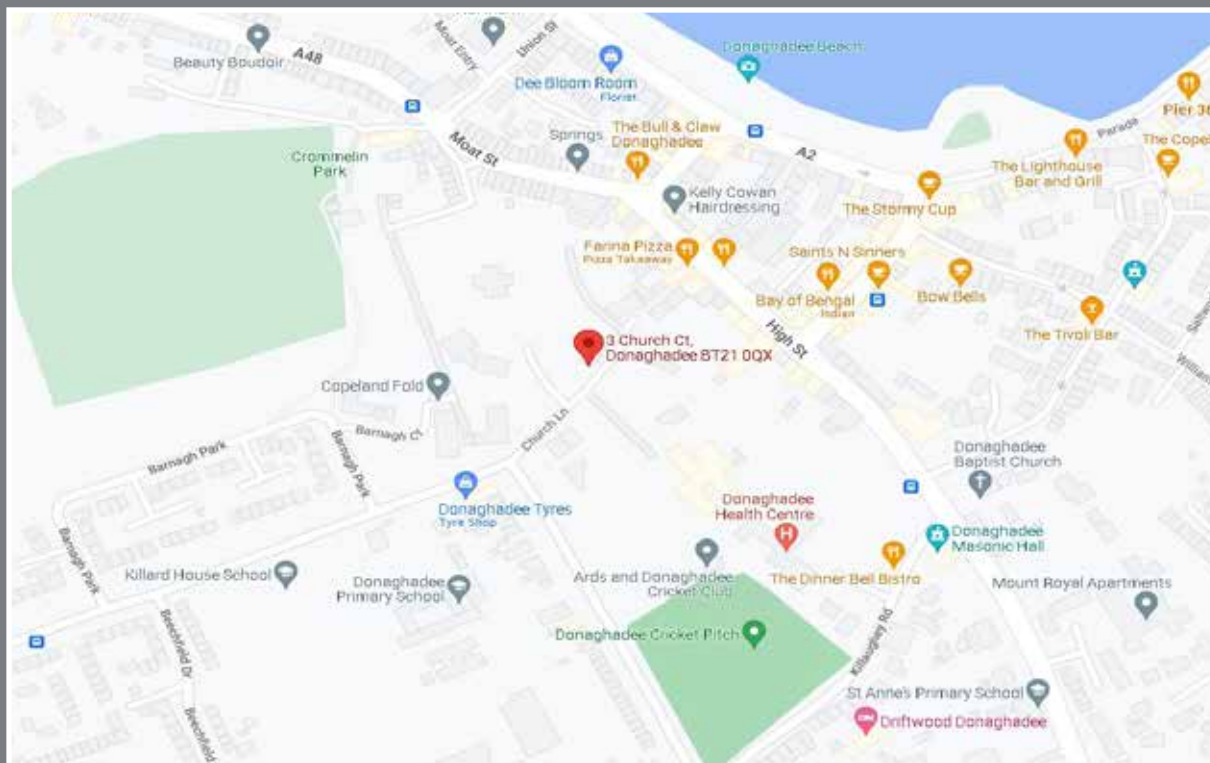
BATHROOM:

White suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin, push button WC, wall tiling, ceramic tiled floor, extractor fan, linen storage cupboard.

OUTSIDE

Communal paved patio. Large tarmac parking area with one space to apartment and space for visitors accessed via twin opening gates.

Location



Church Court is location just off Church Lane close to Donaghadee Cricket Club Donaghadee.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0965-2983-0123-9007-1601

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