

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**HAZEL, SITE 20 HIGH TREES,
DONAGHADEE, BT21**

ASKING PRICE £195,000

* Images shown are for a different house type within the same development.

High Specification Finishes Throughout -
Painted walls, ceilings and woodwork throughout
Moulded skirtings and architraves
Internal doors with ironmongery

Flooring -
Carpets and underlay to lounge, bedrooms, stairs and landing
Tiles (entrance hall, cloakroom/kitchen/bathrooms)
Tiled flooring to sunroom where applicable

Kitchen -
Choice of high quality kitchen doors in a selection of colours.
Choice of handles and worktops
1 1/2 bowl stainless steel sink and drainer
LED under lighting to kitchen units
Recessed LED down lighters to ceilings

Kitchen Appliances -
Branded integrated appliances to include:
Fridge/Freezer
Dishwasher
Four zone induction hob
Electric oven and extractor hood
Integrated washer/dryer (in house types without utility)
Free standing washing machine in house types with utility room (White goods carry a 2 year guarantee)

Bathroom/En suite/WC -
Contemporary white sanitary ware
Full height tiling to shower enclosures
Full height tiling around the bath, shower over bath and glass shower screen where shower bath applies
Tiled splashback to standard
Choice of tiling
Thermostatically controlled showers
Thermostatically controlled drench dual shower head in en suite
Slimline trays
Heated towel rails to bathroom and en suite

External -
Outside tap
Landscaped garden
Lawns to front and rear
Rear garden enclosed with fencing
Driveways to be tarmac/bitmac finish with paved pathways
A management company for upkeep of the development



Floor Area:
Approximately 90m²/969sq.ft

House Type



Hazel

3 Bedroom
Townhouse

Solar panels subject to plot orientation.



Key Features



GREEN LIVING

Going Green

High Trees comes with a 'Green Pack'. Not only will your home help our environment by reducing the carbon footprint of the building, but we are also bringing you financial savings.

Green Pack Includes:

6 monocrystalline panels on each of our new homes. As well as producing clean energy for homeowners, it also reduces your running costs, at a time when energy prices are soaring. 5kWh solar battery. The addition of an integrated battery pack allows the electricity produced during the daylight hours to be consumed when you need it most. Electric car charging point. You will be ready to power an electric vehicle with free solar electricity if needed.

Biodiversity

It's our duty to protect natural beauty. At Strand Homes, biodiversity is an area we feel strongly about. We aim to grow and create better habitats for native species of ability wildlife. Becoming a member of the All Ireland Pollinator Plan, we have agreed to take action to protect and promote our pollinators.

WHAT STRAND HOMES ARE DOING:

- Use of native plants where possible
- Sourcing of pollinator friendly plants
- Placing of rocks in gardens to

create homes for insects

- We thoughtfully plan each garden to ensure it thrives and flourishes over the years











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 91811444.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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