

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 ERINDEE GARDENS,
DONAGHADEE, BT21 0NT**

OFFERS AROUND £179,950



A charming semi-detached bungalow nestled in a highly sought-after residential development in Donaghadee. This delightful property is ideally situated, offering easy access to local amenities, schools, and main arterial routes, as well as the picturesque sea front and Harbour, making it perfect for those who appreciate coastal living.

The property offers a spacious living room with feature fireplace. The fitted kitchen provides ample space for appliances. This bungalow comprises three well-proportioned bedrooms, with the master bedroom benefiting from built-in storage, ensuring that space is maximised throughout the home.

The property is equipped with gas-fired central heating with a new boiler installed only three years ago, double-glazed windows, and solar panels, ensuring energy efficiency and comfort throughout the year. Outside, the driveway is laid with stones, providing ample parking space for multiple vehicles, while the fully enclosed rear garden offers a private outdoor space.

This property appeals to a wide range of potential clients, including first-time buyers, families, and investors alike.



Key Features

- Semi Detached Bungalow, Located In Highly Sought After Residential Development
- Spacious Living Room, Modern Fitted Kitchen With Space For Appliances
- Three Bedrooms, Master With Built In Wardrobes
- Family Shower Room Comprising Of White Suite
- Gas Fired Central Heating And Double Glazed Windows
- Driveway In Stones With Space For Multiple Vehicles And Fully Enclosed Rear Garden
- Attracts A Wide Range Of Potential Clients From Investors, First Time Buyers And Downsizers Alike
- Early Viewing Recommended With No Onward Chain



Accommodation Comprises :

Hall

Wood laminate flooring, recessed spotlights, panelled ceiling, built in storage and loft access with slingsby ladder.

Living Room

19'8" x 11'8"

Wood laminate flooring, electric fireplace, tiled hearth, surround and wooden mantle.

Kitchen

15'10" x 9'1"

Fitted kitchen, range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, integrated oven, four ring gas hob, stainless steel extractor hood, recessed spotlights, panelled ceiling, partially tiled walls, space for dining, back door onto driveway.

Bedroom 1

10'5" x 13'6"

Double bedroom with built in wardrobes.

Bedroom 2

11'6" x 7'11"

Double bedroom.

Bedroom 3

8'1" x 7'11"

Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, low flush w/c, vanity unit with mixer tap and storage, extractor fan, recessed spotlights, panelled ceiling.

Outside

Front & Side - Driveway in stones with space for two vehicles, area in lawn, area in beds with shrubs and hedging, area in stones, outside tap and light. Rear - Fully enclosed, area in lawn, area in patio for entertaining, paved area with space for shed, side gate for bin access.

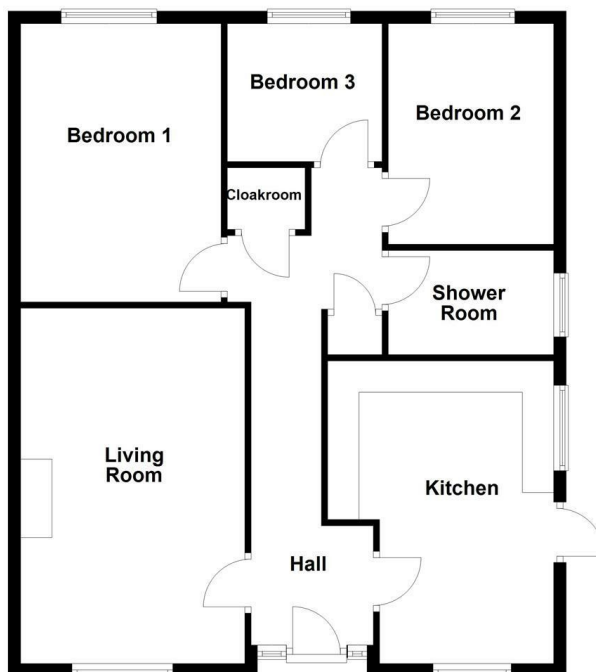
Solar Panels

The solar panels are leased with approx 12 years remaining.





Ground Floor



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 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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

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



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark