

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 HIGH TREES CRESCENT,  
DONAGHADEE, BT21 0GT**

**OFFERS OVER £270,000**

This beautiful home was constructed by the reputable developer, Strand Homes in 2022. With a long term still remaining on the initial 10 year NHBC warranty, this property offers traditional construction, meticulous attention to detail and a high quality of materials used throughout.

Situated at the front of the development, the property has ease of access to Donaghadee with its wonderful community of local businesses and leisure and social opportunities, but also Newtownards and Bangor are within easy reach.

These properties have proven extremely popular for their high specification throughout including; high quality tiling and flooring, comprehensive range of integrated appliances, broadband connections and excellent energy efficient design.

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.

We anticipate high interest, and recommend viewing at your earliest convenience.



## Key Features

- Recently Constructed (Beech) Semi-Detached Home. In The Well Renowned High Trees Development
- Comprehensive Range Of Integrated Appliances
- Three Good Sized Bedrooms, Master With En Suite Shower Room
- Security Alarm, Gas Fired Central Heating And PVC Double Glazed Windows
- Fully Enclosed Landscaped Rear Garden
- Attractive Modern Kitchen With Peninsula Seating, Open To Sunroom
- Dual Aspect Living Room With Feature Bay Window
- Ground Floor WC and First Floor Family Bathroom
- Comprehensive TV/Electrical Points, Wired For BT Openreach Available
- Approx Eight Years Remaining Of NHBC Warranty



### Accommodation comprises :

#### Hall

Tiled flooring, Storage under stairs.

#### Living Room

15'0" x 11'7"

Bay window.

#### WC

White suite comprising, wall mounted wash hand basin with mixer tap and tile splashback, low flush wc, heated towel rail, extractor fan and tiled flooring.

#### Kitchen / Dining

10'11" x 19'3"

Modern kitchen, range of high and low level units, quartz worktop, 1 1/4 inset sink with mixer tap, integrated fridge freezer, dishwasher and washing machine, integrated oven, four ring electric hob, extractor fan, encased gas fired boiler, space for dining, breakfast bar with storage, recessed spotlights and tiled flooring..

#### Sunroom

11'7" x 9'10"

Recessed spotlights, tiled flooring and door leading to enclosed rear garden.

#### First Floor

#### Landing

Roof space access (partially floored with ladder & light), cupboard with battery storage pack.

#### Bedroom 1

11'11" x 10'8"

Double bedroom.

#### Ensuite

White suite comprising, shower enclosure with wall mounted overhead shower, sliding doors, wall mounted wash hand basin with mixer tap, low flush wc, heated towel rail, extractor fan, partially tiled walls, recessed spotlights and tiled flooring.

#### Bedroom 2

9'3" x 12'7"

Double bedroom.

#### Bedroom 3

8'11" x 9'8"

#### Bathroom

White suit comprising, panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and storage, low flush wc, heated towel rail, partially tiled walls, recessed spotlights, extractor fan and tiled flooring.

#### Outside

Front - Tarmac driveway with space for multiple vehicles, electric car charger, area in stones, area in patio at front door, area in lawn, woodchip bed with shrubs.

Rear - Fully enclosed, south facing area in lawn, area in patio, area in stones, space for storage, space for bins.

#### Additional Information

This property features 6 monocrystalline solar panels. 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.

Rates £1416.24pa  
Management fee £168.40pa  
Warranty 7 1/2 years remaining  
Property is Freehold



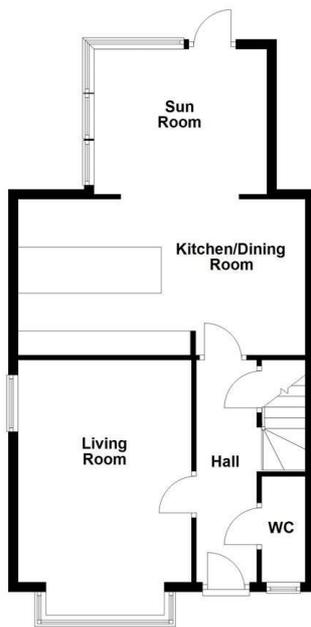




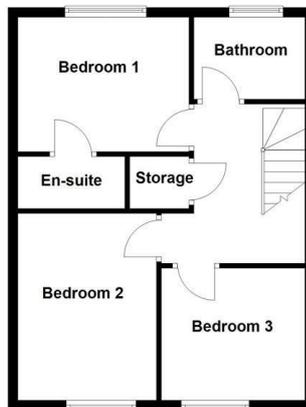




Ground Floor



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 PlanIt5.

**3 High Trees Crescent, Donaghadee**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>92</b>	<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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

NEWTOWARDS  
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