

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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**028 9188 8000**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 EAST STREET, DONAGHADEE,  
BT21 0DW**

**OFFERS AROUND £119,950**





This delightful end terrace located on East Street in the heart of Donaghadee offers easy living for First Time Buyers or Downsizers.

As you step inside, you are greeted by the open plan living dining area, leading through to kitchen.

Situated within walking distance to all local amenities, this property offers convenience at your doorstep. Whether you're looking for shops, restaurants, or parks, everything you need is just a stone's throw away.

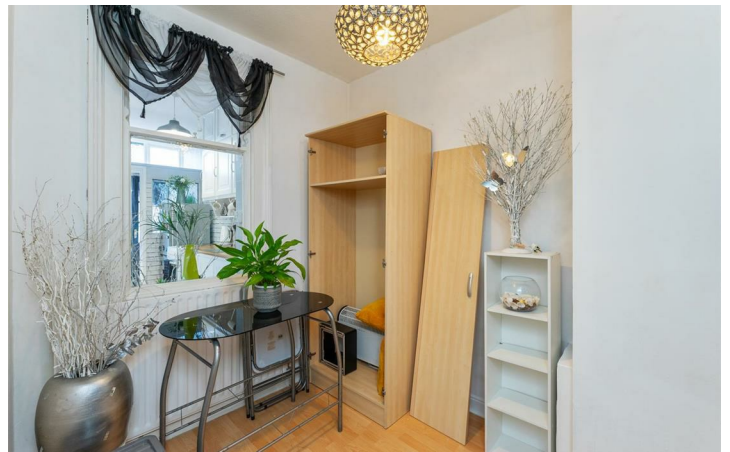
The two double bedrooms provide comfortable accommodation for individuals, couples, or small families. With its excellent investment potential or as a first-time purchase, this property offers a fantastic opportunity to create a cosy home in a vibrant community.

Don't miss out on the chance to make this house your own and experience the best of Donaghadee living!



## Key Features

- End Terrace Within Walking Distance of Donaghadee Town Centre
- Open Plan Living/ Dining Room
- Two Double Bedrooms
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Excellent Investment Opportunity Or First Time Purchase
- No Onward Chain
- Early Viewing Is Recommended
- Excellent Location Within Minutes Of The Town Centre, Seafront And All Local Amenities



## Accommodation Comprises

### Porch

Tiled floor.

### Hall

Wood effect laminate flooring, under stair storage.

### Living Room

11'5" x 10'11"

### Dining Room

6'6" x 8'0"

Wood effect laminate flooring.

### Kitchen

11'6" x 9'10"

Range of high and low level units, laminate work surface, single stainless steel sink with mixer taps and drainer, space for cooker, space for washing machine, space for fridge freezer, part tiled walls, wood effect laminate flooring.

### Bathroom

White suite comprising, panelled bath with mixer taps, wall mounted overhead shower, pedestal wash hand basin with mixer taps, low flush wc, part tiled walls.

## First Floor

### Bedroom 1

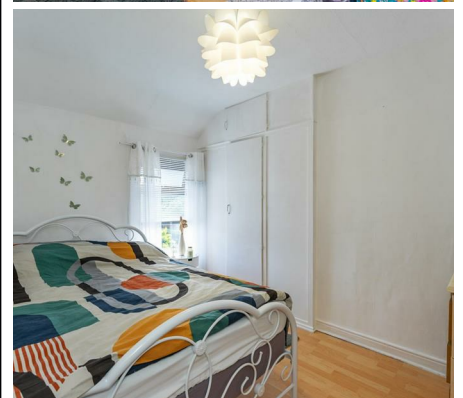
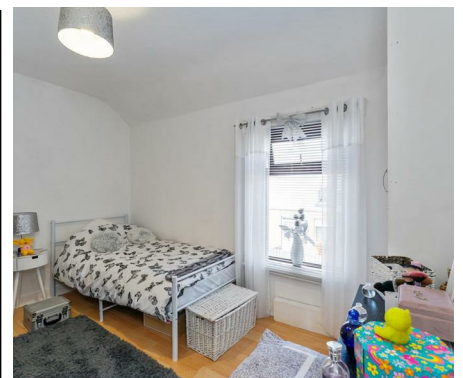
8'0" x 11'1"

Double bedroom, wood effect laminate floor, built in storage.

### Bedroom 2

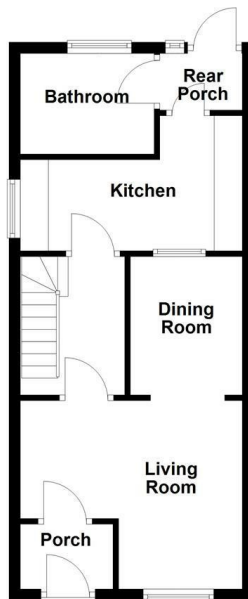
12'2" x 8'6"

Wood effect laminate flooring, built in storage with gas fired boiler.

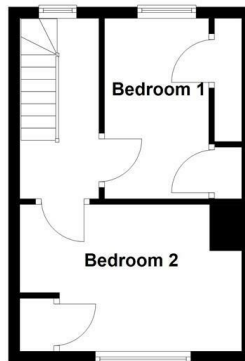




Ground Floor



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		
(81-91) B		
(69-80) C		
(55-68) D	55	60
(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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