

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 ROCK HILL,
DONAGHADEE, BT21 0FB**

OFFERS AROUND £375,000

28 Rock Hill presents a rare opportunity to acquire a superb semi-detached home, located in the highly sought-after Rock Hill development just off the prestigious Warren Road. Ideally located, it provides excellent convenience to Donaghadee's town centre, as well as Bangor and Groomsport, with an array of local amenities such as shops, cafes, restaurants, a golf course, and the iconic lighthouse and harbour just a short distance away.

Boasting a modern, high-specification finish throughout, this property offers spacious and flexible accommodation across three floors. The ground floor comprises a fantastic open-plan kitchen with quartz worktops, a range of integrated appliances, and a casual dining area that flows seamlessly into an adjoining sunroom. From here, patio doors open into the beautiful courtyard rear garden. The ground floor also includes a utility room, perfect for additional storage and laundry needs.

On the first floor, the accommodation continues to impress with a large living room featuring a limestone fireplace, gas coal-effect fire, and door leading out to a private balcony. This level also includes a bedroom with a modern bathroom.

The second floor completes the accommodation with three further well-proportioned bedrooms, including a primary bedroom with an en suite shower room.

Externally, 28 Rock Hill offers a fully enclosed, low-maintenance private garden, an additional workshop/office suitable for a variety of uses and a brick paviour driveway with space for multiple vehicles and motor home.

Viewing is highly recommended for this beautiful property.



Key Features

- Stunning Semi Detached Property In A Popular Residential Area Off The Warren Road In Donaghadee
- Underfloor Heating On Ground And First Floor And uPVC Double Glazed Windows
- Integral Garage And Additional Workshop/Office Suitable For A Variety Of Uses
- First Floor Living Room With Gas Fire And Door To Balcony
- Walking Distance To The Seafront And Close To All Local Amenities
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Ground Floor WC And First Floor Family Bathroom
- Luxury Kitchen Open To Dining/Living Space And Separate Utility Room
- Well Maintained Internally And Externally And Finished To A High Standard Throughout
- Viewing Is Highly Recommended For This Exceptional Home



Accommodation

Comprises:

Entrance Hall

"Amtico" luxury flooring, recessed spotlighting, cloakroom area, feature staircase with oak and glass features, stair lighting.

Integral Garage

17'4" x 12'1"

Storage cupboard, Worcester boiler, electric roller door, power and light.

Guest WC

White suite comprising wall mounted wash hand basin with mixer tap, low flush wc, "Amtico" luxury flooring, extractor fan.

Kitchen/Living/Dining Room

20'4" x 19'8" @ widest points

Luxury range of high and low level units, quartz worksurfaces and upstands, larder unit, feature glazed units, double "Neff" oven, integrated fridge/freezer, "Blanco" undermounted sink with mixer tap and built in drainer, island with four ring gas hob and feature "Ciarra" extractor fan and hood, integrated dishwasher, glazed door to utility room, "Amtico" luxury flooring, recessed spotlighting, space for dining, open to sunroom.

Sunroom

"Amtico" luxury flooring, double doors to rear garden area, recessed spotlighting.

Utility Room

Luxury range of high and low level units, quartz work surfaces and upstands, "Blanco" undermounted sink with mixer tap and built in drainer, space for tumble dryer, plumbed for washing machine, extractor fan, "Amtico" luxury flooring.

First Floor

Landing

Tiled flooring, recessed spotlighting, linen cupboard with storage.

Bathroom

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, panelled bath with overhead shower, mixer tap and glazed shower screen, wall mounted chrome radiator, part tiled walls, tiled flooring, extractor fan.

Bedroom 3

11'5" x 10'9"

Double room, tiled flooring.

Living Room

20'11" x 11'1"

Gas fire with stone hearth, inset, surround and mantle, door to balcony, tiled flooring, double glazed doors.

Second Floor

Landing

Tiled flooring, access to roofspace.

Primary Bedroom

14'9" x 11'5" (not including robes)

Double room, tiled flooring, built in shelving.

Ensuite

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, shower enclosure with overhead shower and glazed door, wall mounted radiator, tiled flooring, part tiled walls.

Bedroom 4/Study

9'10" x 9'6"

Double room, "Velux" type window, wood effect flooring, built in storage and desk area.

Bedroom 2

13'1" x 10'2" (not including robes)

Double room, tiled flooring, "Velux" type window, built in robes.

Roofspace

19'0" x 11'1"

Engineered oak flooring, two "Velux" type windows, power and light.

Outside

Front: brick paviour driveway, access to garage, access to workshop/office, parking for multiple vehicles, estate railings. Rear: enclosed, paved entertaining area, outside tap, outside light.

Workshop/Office

17'4" x 15'1"

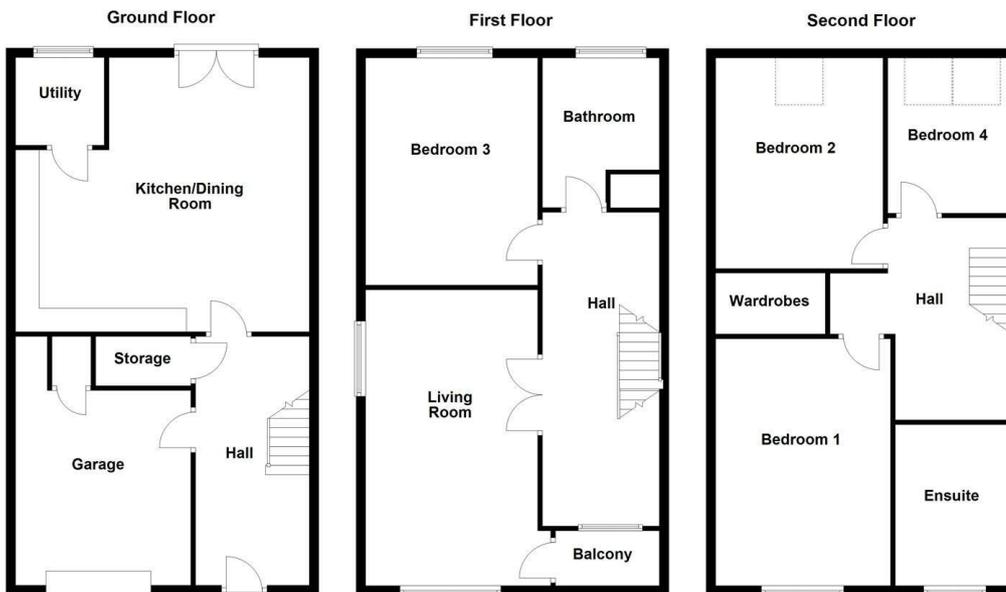
Electric roller door, two "Velux" type windows, power and light, range of low level units with stainless steel sink and mixer tap.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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.

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