



## ACER, SITE 161 HIGH TREES, DONAGHADEE, BT21

\* 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 bedrooms, stairs and landing  
LVT type flooring in entrance hall, kitchen/living area (Please note on 1st floor apartment, stairs & landing are carpeted)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
Northern Ireland		
EU Directive 2002/91/EC		

## ASKING PRICE £180,000



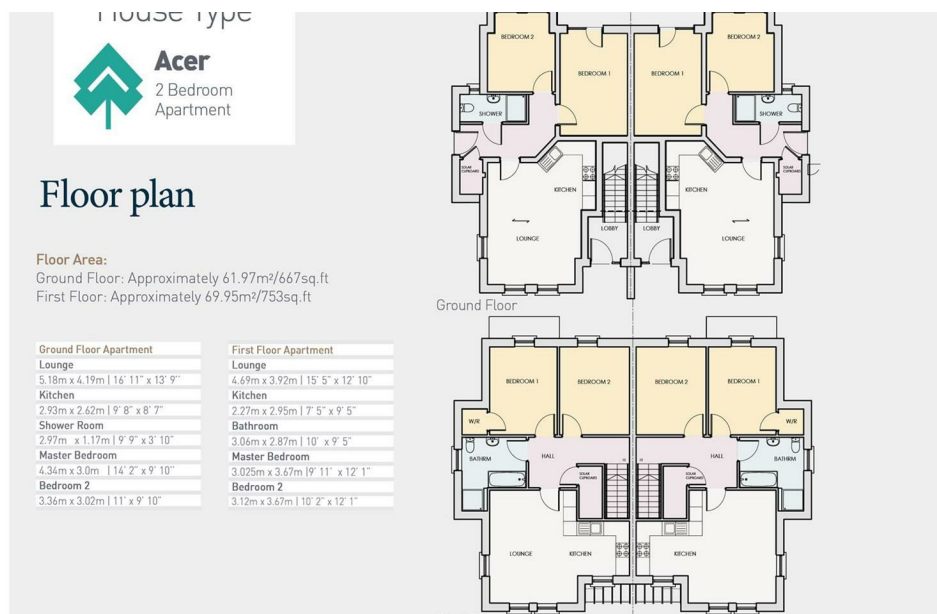
Key Features



**Floor Area:**  
Ground Floor: Approximately 61.97m<sup>2</sup>/667sq.ft  
First Floor: Approximately 69.95m<sup>2</sup>/753sq.ft

\*Solar panels subject to plot orientation





## 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

## Accommodation

### Comprises :

Ground Floor :

Lounge 5.18m x 4.22m | 16'11" x 13' 10"  
 Kitchen/Dining 2.93m x 4.48m | 9'7 x 15' 10"  
 Shower Room 3.0m x 1.17m | 9'10" x 3' 10"  
 Master Bedroom 3.0m x 4.34m | 9' 10" x 14' 2"  
 Bedroom 2 3.33m x 3.02m | 10' 11" x 9' 10"



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# HIGH TREES

DONAGHADEE



STRAND  
HOMES

Love where you live




## An award-winning development behind the High Trees Donaghadee

Combining the charm of the coast with commuter convenience, High Trees offers a breath of fresh air as a place to call home.

Donaghadee is a bustling town, with a thriving local community in County Down steeped in history and full of charm.

Known as the 'Dover of Ireland', this scenic town enjoys a coastal location and one of Ireland's most picturesque harbours to enjoy on weekend strolls.







There is a range of sports clubs with Golf, Rugby, Tennis, Sailing, Football, Cricket and the increasingly popular activity of sea swimming, along with many beach walks and hidden treasures such as Portavoe Reservoir, ideal spots to enjoy the great outdoors.

Alternatively, you could head towards the larger towns of Bangor and Newtownards and avail of all they offer in terms of shopping, eating and socialising.

From Donaghadee you could either head further down the coast along the Ards Peninsula and visit the various quaint towns and villages, taking advantage of some of the more remote beaches or a visit to Mount Stewart.



# Discover a breath of fresh air

What's on offer in Donaghadee and the surrounding area?

Donaghadee has a wonderful community of local businesses and leisure and social opportunities. A vibrant seaside town with a great restaurant offering of Pier 36, Grace Neills, Bull & Claw, Bridewell, Harbour & Co, to name just a few.



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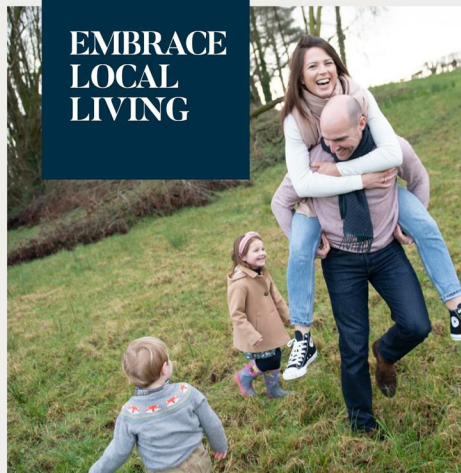
Donaghadee voted the best place to live in Northern Ireland in 2023

— 05



**BULL & CLAW**  
**THE SAILING CLUB**  
**THE GOLF CLUB**  
**HARBOUR & COMPANY**  
**MAUDS PIER 36**  
**GRACE NEILL'S**  
**HIGH TREES**  
**DONAGHADEE GARDEN CENTRE**  
**LIGHTHOUSE**  
**COPELAND ISLANDS**  
**GRATTANS**  
**THE CABIN**  
**THE CAPTAIN'S TABLE**  
**CROMMELIN PARK**  
**BRIDEWELL**  
**FLAVOUR FIRST**  
**THE MOAT**  
**MORELLI'S**

## EMBRACE LOCAL LIVING



"Strand Homes made the whole process seamless. They have continued to support us and offered expert advice throughout the process. The turnkey finish means you are in control of the design of your home, enabling you to add your own personal touch. And with the beautiful Donaghadee shoreline right on your doorstep, High Trees really is the perfect place to call home."



"Great location, lovely neighbours and the service has been of a very high quality in all aspects of our purchase."

06 —

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# MEET THE NEIGHBOURS



**Kate Kirk**  
**Bridewell Coffee**  
 I moved to Donaghadee from Holywood.

I am about to get married and when we were searching for houses, we found we could get so much more for our money in Donaghadee than in other places we were looking like Bangor and east Belfast.



**Tim McKee**  
 I moved to Donaghadee from Hillsborough, even though Donaghadee is small it has a big heart and delivers a fantastic lifestyle.

"Living by the coast is something special."



**Karen McCullough**  
**Wild Thing Botanical & Lifestyle Store**

I am originally from Newtownards, even though Donaghadee is just a few miles down the road it is a massive difference and offers a complete lifestyle change.



**Alan Couser**  
**Donaghadee Lifeboat**

Through the RNLI I get to meet so many people of all ages, especially at the RNLI Open Day. There are such a diverse range of ages in Donaghadee and it offers something different for everyone.



**Jimmy Lister**  
**Local resident**

I first came to Donaghadee 45 years ago and I fell in love with the place. I wouldn't want to live anywhere else.



**Jody & Lewis**  
**Pier 36**

Donaghadee is an expanding and welcoming town.

It's a great location for anyone who loves the outdoors, it has a thriving sports scene with rugby, football, hockey, cricket, golf, sailing and great walks by the sea or along the commons.

We are blessed with a fabulous range of bars, restaurants and coffee shops to deliver a great social environment.



**The Wheelers**  
**A local family**

We moved with the family from London. I have an easy commute to Belfast for work and the best thing is I feel like I am on holiday every evening when I get home.

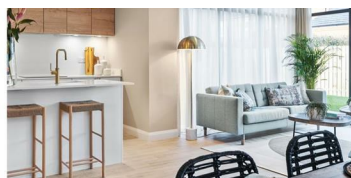


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## Turnkey Finishes

Strand Homes works closely with an interior designer and an experienced design team to ensure customers have a beautiful range of turnkey finishes throughout their home.

Customers are invited to select from a range of premium external choices to ensure their home is beautifully bespoke. At High Trees we want everyone to love where they live.

## High Desire

These timber frame homes are crafted with meticulous attention to detail from the thoughtful design to the high quality materials and exceptional finishes.

A development consisting of a selection of three and four bedroom, detached and semi-detached homes, which will appeal to a range of buyers, from first time buyers to those seeking their forever home.



## High Specifications

### Finishes throughout

- Painted walls, ceilings and windowwork throughout
- Moulded skirting & architraves
- Internal doors with ironmongery

### Flooring

- Carpets & underlay to lounge, bedrooms, stairs & landing
- Two laminate laid, oak-effect kitchens/bathrooms
- Third flooring to sunroom where applicable

### Kitchen

- Choice of high quality kitchen doors & selection of handles, knobs & drawers
- 150mm gap between units
- LED under lighting to kitchen units

### Kitchen appliances

- Built-in integrated appliances including:
- Fridge/freezer
- Dishwasher
- Four zone induction hob
- Electric oven & extractor hood
- Integrated master (up to master) tank without a cold line standing washing machine & handle
- Taps with utility room white goods and a 2 year guarantee

### Bathroom/en suite/svc

- Contemporary white bathroom suites
- Full height tiling to shower enclosure
- Full height tiling around the bath, shower area & glass shower screen where shower bath is used
- Floor upstand to standard bath
- Choice of tiling
- Thermally insulated external showers
- Thermally insulated shower head in sun room
- Shower tray
- Heated towel rails to bathroom, en suite & sunroom/bath area

### Electrical/technical

- Comprehensive range of electrical services (Telephone/IT/Smart Home)
- BT Openreach available
- Mains sockets & cables
- In-cable directors
- Security alarms
- Gas fired central heating, boiler with 3 year warranty
- Energy efficient design
- Strand Energy Pack consisting of 6 solar panels, 5kw battery and electric vehicle charging point

### Other

- NHBC 10 year buildmark warranty

### External

- Double front
- Landscaped garden
- Landscaping to front and rear
- Rear garden enclosed
- Driveway to front and rear
- Dimensions to be formal (formal) front with paved driveway
- A management company for upkeep of the development
- UPVC double glazed windows and UPVC front door
- Composite front door with secure multi locking system
- External lighting to front and rear doors

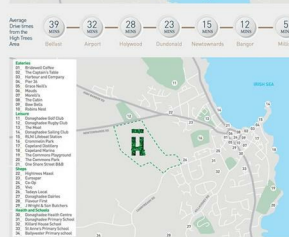
### Internal

- Double front
- Landscaped garden
- Landscaping to front and rear
- Rear garden enclosed
- Driveway to front and rear
- Dimensions to be formal (formal) front with paved driveway
- A management company for upkeep of the development
- UPVC double glazed windows and UPVC front door
- Composite front door with secure multi locking system
- External lighting to front and rear doors

### Other

- NHBC 10 year buildmark warranty

## Connect with ease



## Sustainability

### Going Green

A green pack is included in each new home. Not only will your new home help our environment by reducing the carbon footprint of the building, but we are also helping you financial savings.

### Our Green Pack includes:

- 6 microcrystalline 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.
- 50W 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 have thought about. We aim to grow and create better habitats for native species of wildlife. As a member of the All Ireland Pollinator Plan, we have agreed to take action to protect and promote our pollinators.

### What we 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



REGISTER YOUR INTEREST WITH

**UPS** UPS DONAGHADEE  
TELEPHONE 028 9188 8000

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 Laura on .

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. 18223560**

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

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028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
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CARRICKFERGUS  
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028 9072 9270

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NEWTOWNARDS  
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RENTAL DIVISION  
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