

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 ASHFIELD DRIVE,  
DONAGHADEE, BT21 0AR**

**OFFERS AROUND £85,000**





Situated in a sought-after location within walking distance of all local amenities, this beautifully renovated mid-terraced property offers a perfect blend of modern comfort and convenience.

The accommodation comprises a bright and welcoming living room, a spacious double bedroom, a bathroom, and a contemporary kitchen with space for informal dining. Externally, the property benefits from well-maintained lawned areas to both the front and rear, providing outdoor space to relax and enjoy.

Ideal for a range of buyers, this delightful home is sure to attract interest. Early viewing is highly recommended.



## Key Features

- Recently Modernised One Bedroom Terraced House
- Close To All Local Amenities
- Double Bedroom With Built In Storage And En-Suite Bathroom
- Well Proportioned Living Room
- Modern Kitchen With Good Range Of Units And Space For Informal Dining
- Gardens To Front And Rear
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Quiet Residential Location In A Popular Area Of Donaghadee



## Accommodation Comprises:

### Porch

### Living Room

10'10" x 11'2"

### Kitchen

11'6" x 6'7"

Range of high and low level units, laminate work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, integrated oven, 4 ring electric hob, stainless steel extractor hood, space for washing machine, space for fridge freezer, lino flooring.

### Bedroom 1

8'6" x 13'1"

Double bedroom.

### Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan and part tiled walls.

### Outside

Front - Area in lawn, area in stones, paved walkway to front door.

Rear - Fully enclosed, area in lawn,

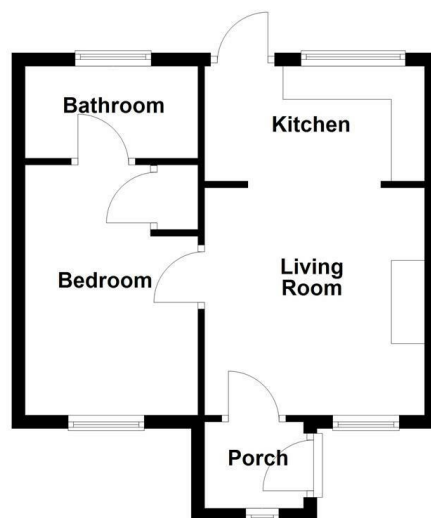
paved walkway to back door, rear gate for bin access, outside tap and light.







Ground 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 misstatement. 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	67	70
	EU Directive 2002/91/EC	

30 Ashfield Drive, 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.

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