

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £375,000**



The Rock Hill Development in Donaghadee is located just off the Warren Road, and is known for its exclusive feel, proximity to the sea and also to the town centre. Number 47 is a semi-detached home with an abundance of space and light as you walk through, and with the benefit of countryside views to the rear of the property.

Internally the accommodation is spread over three floors. The ground floor comprises utility room, wc and luxury kitchen with dining area, through to a family room which opens out to the rear garden. The modern kitchen has granite work surfaces and a large breakfast bar area with built in gas hob, extractor and space for seating. There is a fantastic range of high and low level units with some feature glazed cabinets and an array of built in appliances.

The first floor has the first of the double bedrooms, a stunning living area with a door out to the balcony overlooking the beautiful Rock Hill development and a feature open fireplace and a large family bathroom. The second floor has a further three, double bedrooms, master with ensuite and these rooms all have built in storage and views over the surrounding area.

The outside areas of the home are well-maintained with two areas in lawn and patio space at the rear, and parking for 2 cars on the brick paviour driveway at the front. Rock Hill is beautifully designed and landscaped, and any potential purchasers will appreciate this on entering the development. Early viewing is highly recommended for this modern, luxurious home.



## Key Features

- Stunning, Four Bedroom Home In The Popular Rock Hill Development
- Open Plan Kitchen To Family/Dining Area, With Large Separate Utility
- Family Bathroom, Master Ensuite And Downstairs Cloakroom
- Gas Fired Central Heating And PVC Double Glazed Windows
- Fantastic Location Just Off The Warren Road In Donaghadee
- Large, First Floor, Living Room With Open Fire And Balcony Access
- Beautifully Decorated And Finished To A High Standard Throughout
- Good-Sized, Rear Garden With Views Over The Countryside



### Accommodation comprises :

#### Entrance Hall

Ceramic tiled floor, alarm panel, recessed spotlighting and under stairs storage.

#### Kitchen / Dining

20'0" x 18'11"

Modern range of high and low level units with granite quartz work surfaces and upstands, breakfast bar area with five ring gas hob, xpelair extractor fan and storage, 1 1/4 inset stainless steel sink with mixer taps and drainer, range of built in appliances to include - dishwasher, double oven, fridge freezer, feature glazed units, ceramic tiled floor and recessed spotlighting.  
Open plan to Family Area.

#### Family Room

Wood laminate flooring, double doors to rear garden, three velux type windows, recessed spotlighting and feature tiled pillars.

#### Utility

12'0" x 10'11"

Laminate work surfaces with modern range of high and low level units, storage cupboard, gas fired boiler, single drainer stainless steel sink unit with mixer taps, space for washing machine, space for tumble dryer, space for fridge freezer, built in storage and wood laminate flooring.

#### WC

5'1" x 2'11"

White suite comprising low flush wc, wall mounted wash hand basin with mixer taps, tiled splashback, ceramic tiled floor and extractor fan.

#### First Floor

##### Landing

Built in storage, recessed spotlights.

##### Living Room

20'11" x 10'11"

Fire with mantle, hearth and surround. Access to balcony.

##### Balcony

##### Bedroom 4

10'0" x 10'0"

Double overlooking rear garden.

##### Bathroom

8'0" x 6'0"

White suite comprising panelled bath with mixer taps, overhead shower and glazed panel, low flush wc, vanity unit with mixer taps, wall mounted chrome radiator, extractor fan, partly tiled walls and ceramic tiled floor.

#### Second Floor

##### Landing

Access to fully floored roofspace via slingsby type ladder, recessed spotlights.

##### Bedroom 1

14'0" x 10'11"

Built in wardrobes and shelves, recessed spotlights.

#### Ensuite

White suite comprising large, tiled walk in shower cubicle with glazed door and overhead shower, low flush wc, vanity unit with mixer taps and storage, heated towel rail, extractor fan, partly tiled walls and ceramic tiled floor.

#### Bedroom 2

12'11" x 10'0"

Velux type window and built in wardrobes.

#### Bedroom 3

9'1" x 9'1"

Velux type window and built in storage.

#### Outside

Fully enclosed rear garden with paved area, area in lawn, raised area with shrubs and hedging and views over the countryside, side access via gate, tap and light.

#### Integral Garage

Up and over door, storage.

#### Management Fee

£80 per annum.









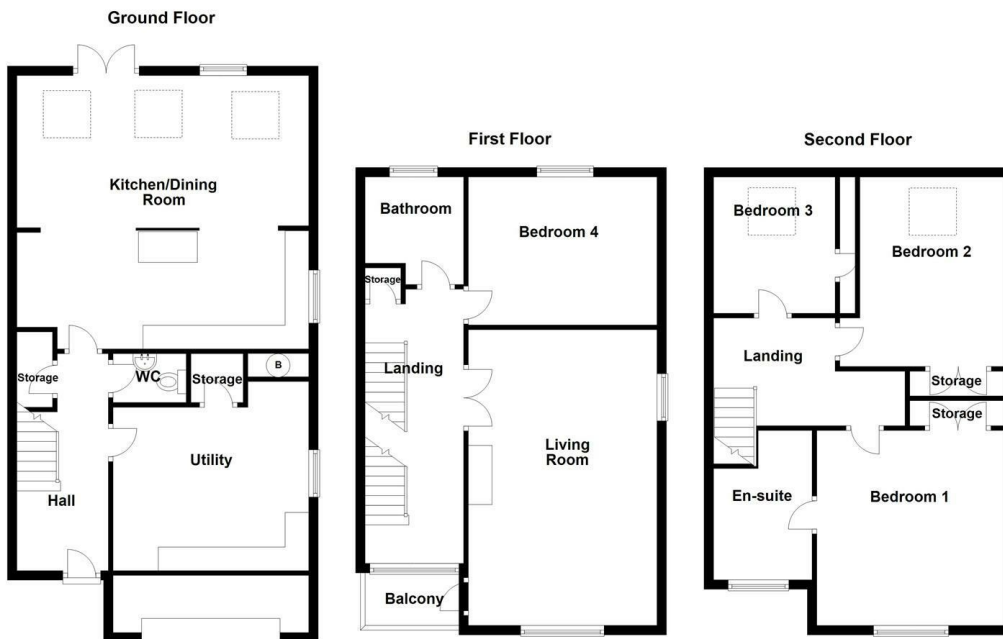












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU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

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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