



## HAZEL, SITE 177 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 lounge, bedrooms, stairs and landing  
 Tiles (entrance hall, cloakroom/kitchen/bathrooms)  
 Tiled flooring to sunroom where applicable

Kitchen -  
 Choice of high quality kitchen doors in a selection of colours.  
 Choice of handles and worktops

House Type	Details
Chestnut/Hazel	
Hazel	3 Bedroom Townhouse
Floor Area:	
Chestnut -	Approximately 106.6m <sup>2</sup> (1147sq ft)
Hazel -	Approximately 92.4m <sup>2</sup> (993sq ft)

\*Floor plans subject to plot orientation

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 £207,500**

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## Key Features

### House Type

Chestnut/Hazel

Hazel

3 Bedroom  
Townhouse



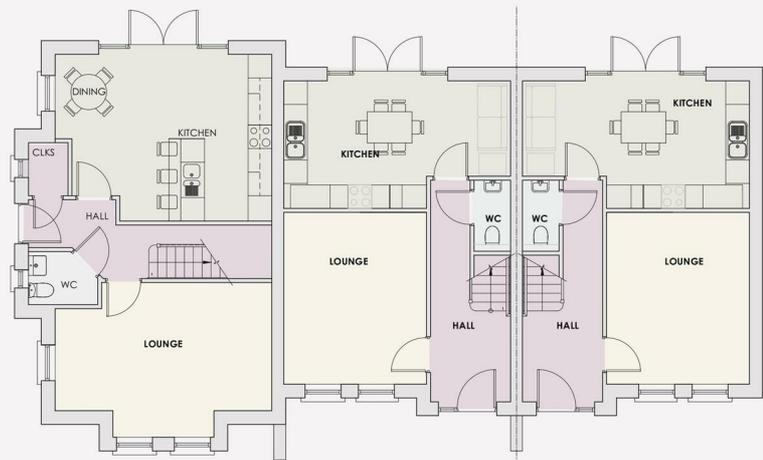
## Floor plan

### Floor Area:

Chestnut - Approximately 106.6m<sup>2</sup>/1147sq.ft

Hazel - Approximately 90.4m<sup>2</sup>/973sq.ft

Chestnut	Hazel
Ground Floor	Ground Floor
Lounge	Lounge
5.47m x 3.26m   18' 0" x 10' 9"	4.37m x 3.61m   14' 4" x 11' 10"
Kitchen/Dining	Kitchen/Dining
4.24m x 5.47m   13' 11" x 18' 0"	3.25m x 5.73m   10' 8" x 18' 10"
WC	WC
1.39m x 1.75m   4' 7" x 5' 9"	0.92m x 1.81m   3' 0" x 5' 11"
First Floor	First Floor
Master Bedroom	Master Bedroom
3.26m x 4.31m   14' 2" x 10' 9"	3.04m x 3.32m   10' 0" x 10' 10"
En-Suite	En-Suite
1.06m x 3.02m   3' 6" x 9' 11"	0.90m x 2.62m   2' 11" x 8' 7"
Bedroom 2	Bedroom 2
2.86m x 3.26m   9' 5" x 10' 8"	3.58m x 2.67m   11' 9" x 8' 9"
Bedroom 3	Bedroom 3
2.51m x 3.26m   8' 3" x 10' 8"	2.63m x 2.96m   8' 8" x 9' 9"
Bathroom	Bathroom
2.57m x 2.11m   8' 5" x 6' 11"	2.31m x 2.43m   7' 7" x 8' 0"
	Solar Cupboard
	0.69m x 0.90m   2' 4" x 2' 11"



Ground Floor



First Floor

Measurements & layout subject to change. Furniture not included.



## 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

### Ground Floor:

#### Lounge

4.37m x 3.61m | 14' 4" x 11' 10"

#### Kitchen/Dining

3.25m x 5.73m | 10' 8" x 18' 10"

### WC

0.92m x 1.81m | 3' 0" x 5' 11"

### First Floor

#### Master Bedroom

3.04m x 3.32m | 10' 0" x 10' 10"

#### En-Suite

0.90m x 2.62m | 2' 11" x 8' 7"

#### Bedroom 2

3.58m x 2.67m | 11' 9" x 8' 9"

#### Bedroom 3

2.63m x 2.96m | 8' 8" x 9' 9"

#### Bathroom

2.31m x 2.43m | 7' 7" x 8' 0"

#### Solar Cupboard

0.69m x 0.90m | 2' 4" x 2' 11"

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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. 18261249**

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

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