

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

**028 9188 8000**

[donaghadee@ulsterpropertysales.co.uk](mailto:donaghadee@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 ROCKLYN WALK,  
DONAGHADEE, BT21 0FA**

**OFFERS AROUND £225,000**



Located within the popular Hadlow Development in Donaghadee, this beautifully presented semi-detached property is easily accessible to local amenities, schools, main arterial routes and the Harbour/seafront.

The property offers a bright living room, a modern fitted kitchen with range of integrated appliances and space for dining, there is utility space and a downstairs w/c. On the first floor, there are three bedrooms, primary with ensuite shower room. Furthermore, there is a family bathroom comprising of white suite. The property has gas fired central heating and uPVC double glazed windows.

Externally, the the front there is a tarmac driveway with space for multiple vehicles and a fully enclosed landscaped garden to the rear.

This property appeals to a wide variety of clients from first time buyers, investors to downsizers alike.

Early viewing is recommended to not miss out on a well maintained and finished home.



## Key Features

- Bright Semi-Detached Property, Located In Highly Sought After Development Within A Short Distance Of Donaghadee Town Centre And Sea Front
- Three Good Sized Bedrooms, Primary With Ensuite Shower Room
- Tarmac Driveway With Space For Two Vehicles And Fully Enclosed Rear Garden
- Spacious Living Room, And Open Plan Kitchen/Dining
- Gas Fired Central Heating, uPVC Double Glazed Windows
- Early Viewing Recommended For This Beautiful Home



## Accommodation Comprises

### Hall

Tiled Flooring.

### Living Room

12'7" x 11'10"

Wood effect laminate flooring, recessed spotlights.

### W/C

White suite comprising, pedestal wash hand basin with mixer tap, low flush w/c, tiled flooring, extractor fan.

### Kitchen

15'10" x 10'11"

Fitted kitchen with range of high and low level units, laminated work surfaces, single stainless steel sink with mixer tap and drainer, integrated fridge freezer, dishwasher, oven, four ring gas hob, stainless steel extractor hood, enclosed gas fired boiler, tiled floor, recessed spotlights, space for dining, double doors to enclosed rear garden. Built in storage plumbed for washing machine, tiled flooring, extractor fan.

### First Floor

#### Landing

Skylight, built in storage.

#### Bedroom 1

15'4" x 11'8"

Double bedroom.

### Ensuite

White suite comprising; shower enclosure, walk in wall mounted overhead power shower, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled flooring, part tiled walls, recessed spotlights, extractor fan.

### Bedroom 2

10'1" x 8'0"

Double bedroom.

### Bedroom 3

11'5" x 7'6"

### Bathroom

White suite comprising; paneled bath with mixer tap and shower attachment, glass shower screen low flush w/c, pedestal wash hand basin with mixer tap, heated towel rail, tiled flooring, partially tiled walls, extractor fan.

### Outside

Front: Tarmac driveway with space for multiple vehicles, area in lawn, area in hedging, area in bed with shrubs.

Rear: Fully enclosed area in patio, area in lawn, stoned walkway to patio area, area in beds with shrubs and hedging, raised beds, side gate for bin access, outside tap, light and socket.













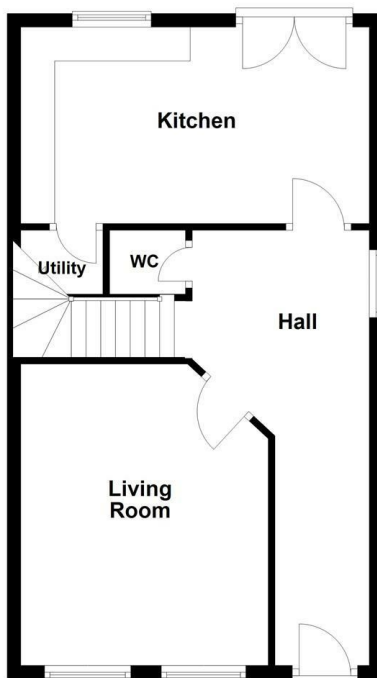




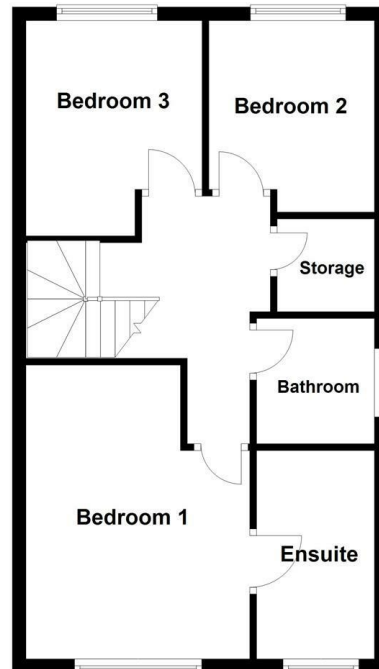




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<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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