

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 ROCKLYN CRESCENT,
DONAGHADEE, BT21 0FY**

OFFERS AROUND £224,950

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 with dual aspect windows, 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, master with ensuite shower room and one with built in storage. 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 finished home.



Key Features

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



Accommodation comprises:

Hall

Tiled floor.

Living Room

16'6" x 11'8"

Recessed spotlights, electric fireplace.

Kitchen

13'2" x 11'7"

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

Utility Space

6'4" x 3'1"

Tiled floor, extractor fan, plumbed for washing machine and space for tumble dryer.

WC

White suite comprising low flush w/c, wall mounted wash hand basin with mixer tap and tile splash back, extractor fan, tiled floor.

First Floor

Landing

Built in storage, loft access, slingsby ladder and light.

Bedroom 1

11'6" x 9'8"

Double bedroom.

Ensuite

White suite comprising walk in shower with wall mounted overhead shower, sliding door, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, partially tiled walls and extractor fan.

Bedroom 2

12'5" x 7'9"

Double bedroom.

Bedroom 3

8'9" x 6'11"

Built in storage.

Bathroom

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

Outside

Rear: Fully enclosed, area in lawn, area in patio, outside tap and light, side gate for bin access, space for shed, area in patio for entertaining.



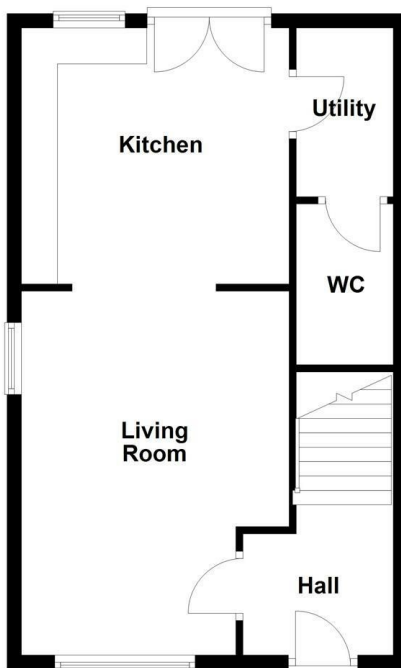




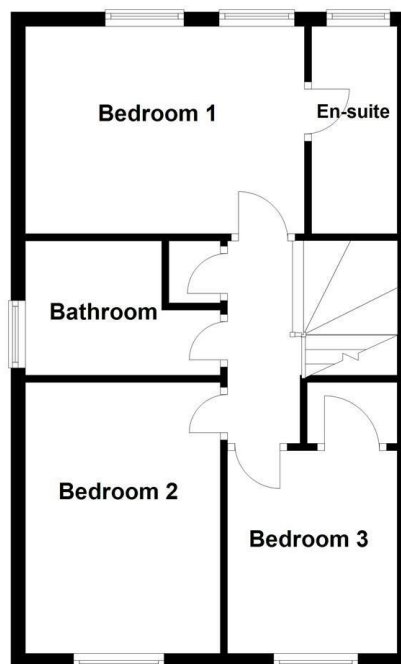




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark