

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 NORTHFIELD ROAD,  
DONAGHADEE, BT21 0BD**

**OFFERS AROUND £185,000**



Tucked away in the heart of Donaghadee, this charming two-bedroom terraced home offers a lovely mix of comfort, space, and convenience. Inside, you'll find a bright, open-plan living and dining area — a great spot to unwind at the end of the day or host friends and family in a warm, welcoming space.

The kitchen is a good size and comes with the bonus of a handy utility room, giving you plenty of room for everyday cooking and storage. Just off the living area, there's a peaceful conservatory that looks out over the enclosed rear garden — a perfect place to relax with a coffee or enjoy some quiet time outdoors.

The home is fitted with gas central heating and uPVC double glazing, so it stays cosy and energy-efficient all year round.

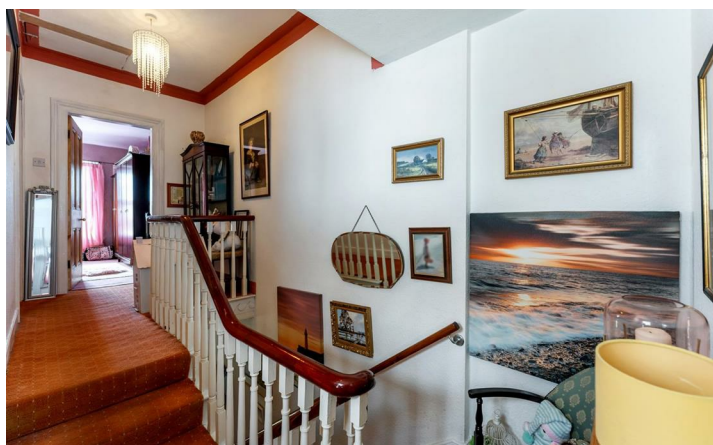
It's in a fantastic location too — just a short stroll from local shops, schools, and the scenic seafront and harbour. And with no onward chain, it's all ready for you to move in and start enjoying coastal living at its best.

Homes like this don't stay on the market for long, so early viewing is definitely recommended.



## Key Features

- Two Bedroom Terrace Property In The Heart Of Donaghadee
- Open Plan Living Room With Space For Dining
- Well Proportioned Kitchen With Utility Room
- Conservatory Overlooking Rear Garden
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Enclosed Rear Garden
- Within Walking Distance Of Local Amenities, Schools, The Seafront And Harbour
- No Onward Chain And Early Viewing Is Highly Recommended



## Accommodation Comprises

### Porch

Tiled flooring.

### Hall

Wooden flooring.

### Living/Dining Room

23'2" x 11'5"

Open fireplace with tiled hearth, surround and wooden mantle, wood effect laminate flooring, bay window.

### Kitchen

13'10" x 8'4"

Range of high and low level units, granite work surfaces, Belfast style sink with mixer tap and drainer, space for range cooker, extractor fan and hood, plumbed for dishwasher, space for fridge freezer, tiled flooring and built in storage.

### Utility Room

5'1" x 5'4"

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

### Conservatory

6'3" x 13'9"

### Landing

Loft access.

### Bedroom 1

11'9" x 15'10"

Double bedroom.

### Bedroom 2

11'0" x 8'10"

Double bedroom.

### Bathroom

11'0" x 8'10"

White suite comprising panelled bath with mixer tap and shower attachment, low flush w/c, pedestal wash basin with mixer tap, heated towel rail, tiled walls and hot press with storage.

### Outside

Rear: Enclosed area in mature shrubs and hedging, area in artificial lawn, area in stones, raised flowerbed, decked area, area in patio, side gate for bin access, outside tap light, storage room with gas boiler.

Front: Enclosed area in stones, paved walkway to front door, flowerbed in mature shrubs and hedging.





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		
<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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