

ULSTER PROPERTY SALES

# UPS

**RENTALS - DONAGHADEE**

33 Parade, Donaghadee, BT21 0HE

**028 9188 8000**

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

NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 HUNTERS LANE,  
DONAGHADEE, BT21 0AB**

**£950 PER MONTH**



Located in the heart of Donaghadee, this new build property is easily accessible to local amenities, schools, main arterial routes, the seafront and harbour.

The turnkey semi detached property offers, a spacious hallway, open plan kitchen/living/dining room with under floor heating, downstairs shower room comprising of white suite. On the first floor, there are two double bedrooms, master with built in storage, family bathroom, with shower over bath. The property is gas fired central heating and has uPVC double glazed windows.

Externally, there is an enclosed courtyard and to the front of the property on street parking.

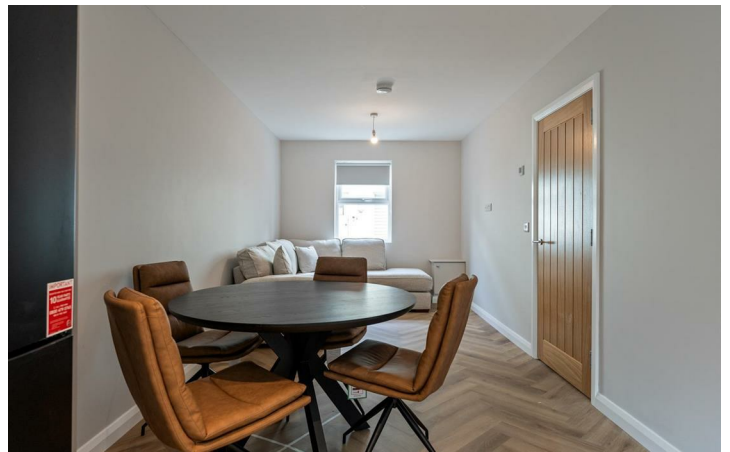
Early viewing is recommended, not to miss out on a beautiful property.





## Key Features

- Turnkey Property In The Heart Of Donaghadee
- Open Plan Living / Kitchen Area
- Under Floor Heating on Ground Floor
- Ground Floor Shower Room And WC
- Two Double Bedrooms
- GFCH & UPVC Double Glazed Windows
- First Floor Bathroom With Overhead Shower And Bath
- Situated Minutes From Donaghadee Harbour & Amenities



## Accommodation Comprises

### Hall

Wood laminate flooring and understairs storage.

### Kitchen/Living/Dining Room

9'0" x 27'0"

Modern fitted kitchen comprising of high and low level units, marble effect laminate work surfaces, stainless steel sink with mixer tap and drainer, washing machine, fridge freezer, integrated four ring electric hob with oven and extractor hood, wood laminate flooring, space for informal dining, recess spotlights, L shaped sofa.

### Shower Room

6'1" x 5'4"

White suite comprising, low flush w/c, wash hand basin with mixer tap, shower enclosure, thermostat controlled, wall mounted shower with rainfall head, tiled flooring, part tiled walls, recess spotlights and extractor fan.

### First Floor

### Landing

6'1" x 8'11"

Access to roof space.

### Bedroom 1

9'4" x 10'0"

Double bedroom with built in wardrobe.

### Bedroom 2

13'8" x 9'6"

Double bedroom with wardrobes.

### Bathroom

9'3" x 5'6"

White suite comprising, low flush w/c, vanity unit with mixer tap and tiled splashback, panelled bath with mixer tap and shower accessories including glass screen, partially tiled wall, stainless steel towel rail and extractor fan.

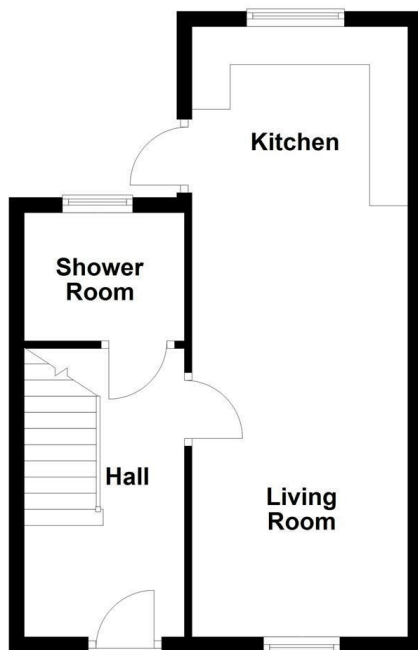
### Outside

Rear - Enclosed flagged patio area.  
Front - On street parking.

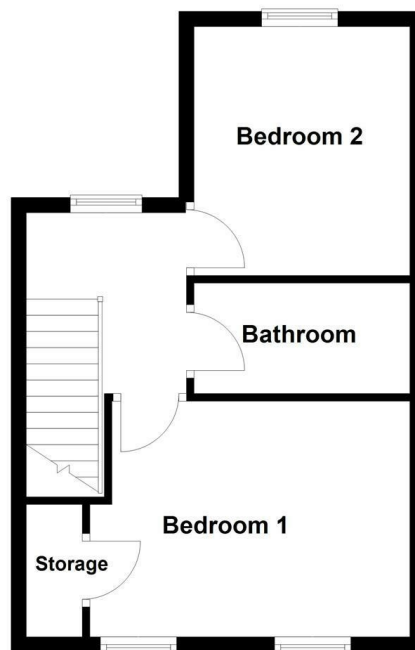




**Ground Floor**



**First Floor**



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