

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 ST. ANNES GARDENS,
DONAGHADEE, BT21 0FW**

OFFERS AROUND £215,000

2 St Annes Gardens, is a modern and well kept home set within the popular St Annes Wood development in the vibrant seaside town of Donaghadee. Just a short distance from the harbour, local shops, cafés and restaurants, it offers convenient living in a highly desirable location. The property features UPVC double glazed windows and gas fired central heating, providing comfort and efficiency throughout.

The ground floor includes an entrance hall leading to a bright lounge with a wood burning stove, creating a warm focal point. This opens into a spacious kitchen and dining area fitted with modern units, integrated appliances, a breakfast island and ample space for family dining. A ground floor WC adds further practicality.

Upstairs, the main bedroom includes built-in wardrobes and a private ensuite shower room. Two additional bedrooms offer flexibility for family, guests or a home office. The main bathroom is finished with a modern white suite and built-in shower.

Outside, the property provides parking for two cars along with an electric car charging point. The enclosed rear garden features a lawn and patio area, ideal for relaxing or entertaining.

This is an excellent opportunity to purchase a comfortable, low-maintenance home with no onward chain.



Key Features

- Modern Home In The Popular St Annes Wood Development In Donaghadee
- Spacious Lounge With Wood Burning Stove
- Primary Bedroom With Built-In Wardrobes And Ensuite Shower Room
- Enclosed Rear Garden With Patio And Lawn
- No Onward Chain !
- Within Walking Distance To The Harbour, Shops, Cafés And Restaurants
- Contemporary Kitchen With Integrated Appliances And Breakfast Island
- UPVC Double Glazed Windows And Gas Fired Central Heating
- Driveway Parking For Two Cars Plus Electric Car Charging Point



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

14'6 x 13'5 at widest point

Hole in wall fireplace with wood burning stove, tiled hearth, wood laminate flooring. open to:

Kitchen / Dining Area

18'0 x 17'4 at widest point

Modern range of high and low level units, formica work surfaces, with upstands, inset 1 1/4 bowl stainless steel sink unit with mixer tap, Built in oven, built in microwave oven, gas hob, stainless steel, extractor fan, integrated fridge freezer, plumbed for washing machine and plumbed for dishwasher, breakfast island open to dining area, wood laminate flooring.

Ground floor W/C

Modern white suite, wash hand basin with mixer tap, tile splashback, low flush w/c, wood laminate flooring, recessed spotlighting, extractor fan.

First Floor

Landing

Linen cupboard with gas fired boiler.

Bedroom 1

13'5 x 11'5 at widest point

Built in wardrobes.

Ensuite Shower Room

Modern white suite, walk in shower cubicle with built in shower, PVC wall cladding and sliding shower door, pedestal wash hand basin with tile splash back and low flush wc.

Bedroom 2

13'3 x 9'1 at widest point

Bedroom 3

10'3 x 7'9

Bathroom

Modern white suite, panelled bath with mixer tap, built in shower, PVC wall cladding and shower screen. pedestal wash hand basin with mixer tap, low flush wc, extractor fan.

Outside

Driveway to front for two cars and electric car charging point, enclosed rear with patio and lawn with flower beds and boundary fence.



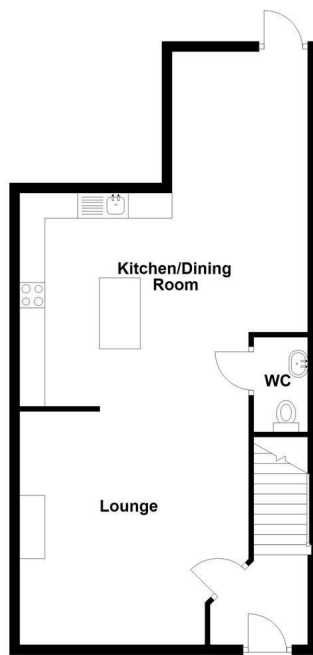




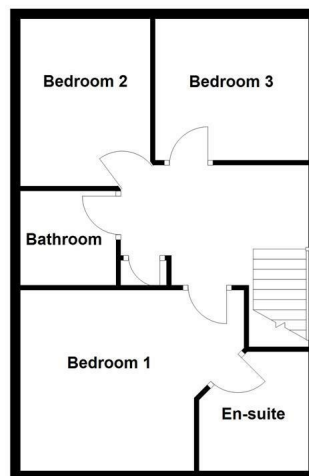




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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