

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

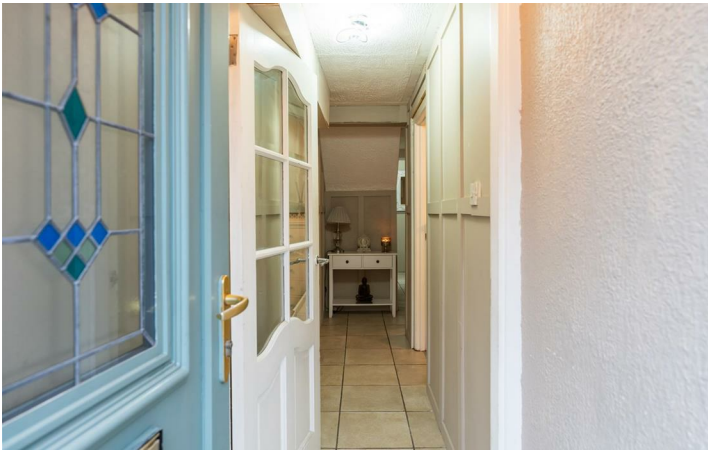
donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 WILLIAM STREET,
DONAGHADEE, BT21 0HL**

OFFERS AROUND £159,950



Located in a sought after area, 21 William Street, Donaghadee is a beautifully presented home that blends modern comfort with charming character in a superb coastal location.

The ground floor offers two well-proportioned bedrooms, one of which includes built-in storage, housing the gas-fired boiler and a modern shower room.

On the first floor, the landing opens directly into the modern fitted kitchen. The lounge sits off the kitchen and features a new wood-burning stove on a slate-tiled hearth.

Outside, the property enjoys a generous southwest facing rear garden, featuring a patio perfect for outdoor dining, leading to a spacious lawn. A garden shed complete with a ready made bar adds a unique entertaining touch. This delightful home offers comfort, style and an enviable location close to Donaghadee's vibrant town centre and shoreline.

The property attracts a wide variety of potential clients from first time buyers, to investors, to downsizers alike.

Key Features

- Beautifully Presented Two Bedroom Terrace In A Convenient Location Close To Donaghadee Town Centre And The Seafront.
- Two Well Proportioned Ground-Floor Bedrooms
- Modern Shower Room With Walk-In Rainfall Shower And Vanity Unit.
- Modern Fitted Kitchen With Granite-Effect Worktops And Integrated Appliances.
- Lounge With Wood-Burning Stove And Slate-Tiled Hearth.
- Large Southwest Facing Rear Garden With Patio And Lawn, Garden Shed With A Ready Made Bar For Entertaining.
- PVC Doubled Glazed Windows And Gas Fired Central Heating
- No Onward Chain



Accommodation Comprises:

Enclosed Entrance Porch

Ceramic tiled floor.

Entrance Hall

Understair storage cupboard, wall mounted feature radiator.

Bedroom 1

12'2 x 9'7

Built in cupboard with gas fired boiler.

Bedroom 2

9'8 x 8'0

Shower Room

Modern white suite comprising walk in shower cubicle with built in rainfall shower, tiled walls and glazed shower door, large vanity unit with double sink and mixer taps, tiled splashback and large mirror cabinet, low flush wc, painted timber panelled ceiling, recessed spotlighting, feature chrome wall mounted radiator and ceramic tiled floor.

First Floor

Landing

Open to:

Kitchen

11'0 x 9'7

Modern range of high and low level units including display cabinet, granite effect work surfaces, inset single drainer sink unit with hose tap, double built in oven, five ring gas hob with stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, partly tiled walls, wood laminate flooring and recessed spotlighting.

Lounge

13'4 x 11'0

Wood burning stove with slate tiled hearth.

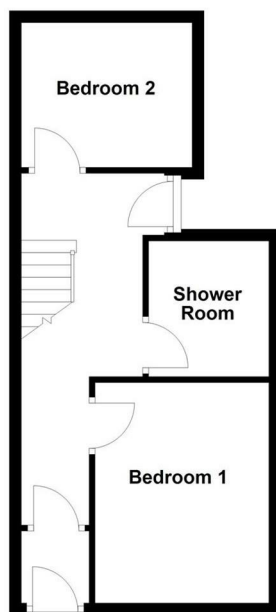
Outside

Large enclosed south west facing garden with patio area leading to a good sized lawn, garden shed with ready made bar, boundary fence.

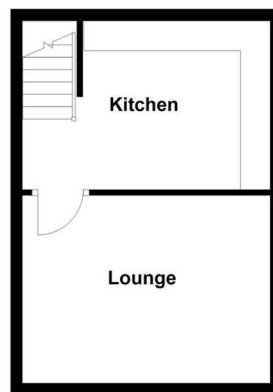




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	60
(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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