

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SEA GLASS COTTAGE, 14 WILLIAM  
STREET, DONAGHADEE, BT21 0HP**

**OFFERS AROUND £129,950**





Sea Glass Cottage is a delightful terrace located on William Street in the heart of Donaghadee offering easy living for First Time Buyers, Downsizers or Investors.

As you step inside, you are greeted by the open plan living dining area, leading through to kitchen.

Situated within walking distance to all local amenities, this property offers convenience at your doorstep. Whether you're looking for shops, restaurants, or parks, everything you need is just a stone's throw away.

The two bedrooms provide comfortable accommodation for individuals, couples, or small families. With its excellent investment potential or as a first-time purchase, this property offers a fantastic opportunity to create a cosy home in a vibrant community.

Don't miss out on the chance to make this house your own and experience the best of Donaghadee living!



## Key Features

- Modern Two Bedroom Terrace Property In Donaghadee Town Centre
- Living/Dining Room With Wood Burning Stove
- Two Good Sized Bedrooms And Bathroom With Modern White Suite
- Access To Fully Paved Rear Courtyard With Access To The Commons
- Gas Fired Central Heating
- Within Walking Distance To The Town Centre And All Local Amenities
- Perfect For Investors, First Time Buyers Or Those Looking To Downsize And Be Close To Donaghadee Town Centre
- Early Viewing Recommended



### Accommodation Comprises:

#### Porch

Tiled flooring.

#### Living / Dining Room

21'3" x 11'10"

Wood burning stove with tiled hearth, space for dining, wood laminate flooring and storage under the stairs.

#### Kitchen

11'3" x 10'1"

Fitted kitchen with range of high and low level units, laminate effect work surfaces, single stainless steel sink with mixer tap and drainer, integrated appliances to include; four ring electric hob, oven, stainless steel extractor hood and dishwasher, plumbed for washing machine, dishwasher, space for fridge freezer, tiled flooring, part tiled walls, recessed spotlights, back door to enclosed door to enclosed rear yard.

#### First Floor

#### Landing

Roofspace access.

#### Bedroom 1

12'4" x 10'11"

Double bedroom, wood laminate flooring.

#### Bedroom 2

9'11" x 6'7"

Wood effect laminate flooring.

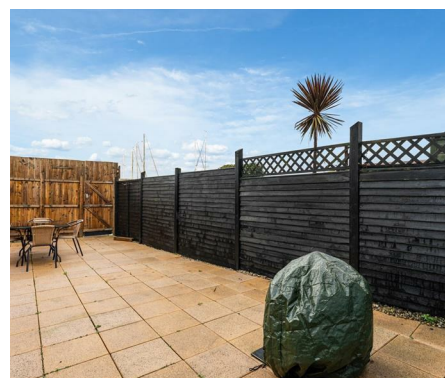
#### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, low flush w/c, pedestal wash hand basin with mixer tap, tiled walls, panelled ceiling, recessed spotlights, extractor fan, encased gas fired boiler.

#### Outside

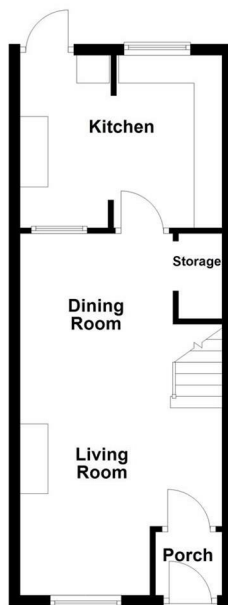
Front - On street parking.

Rear - Fully enclosed, area fully paved, outside tap and light, rear gate for bin access and direct access onto the Commons car park.

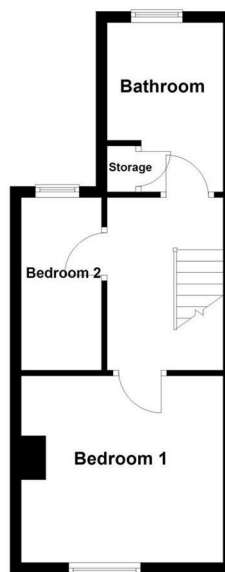




Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (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 |         |                         |
| 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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