

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 ROCKLYN LANE,  
DONAGHADEE, BT21 0FL**

**OFFERS AROUND £279,950**

This beautiful, modern detached home is located in the popular Hadlow development, within walking distance to the town centre and all of the local amenities that Donaghadee has to offer.

Donaghadee is a popular seaside town, known for its beautiful coastal walks, promenade, independent retailers and for its array of coffee shops and restaurants and we've recently seen an increasing number of clients hoping to live in the area.

The property offers a spacious living room, modern fitted kitchen/dining area, enhanced by a separate utility room, plumbed for appliances and downstairs guest wc. The first floor extends to three bedrooms, Primary with en-suite shower room, and family bathroom with a modern white suite.

Externally the property has an attractive, fully enclosed rear garden with rural views. To the front of the property there is a beautifully landscaped area and tarmac driveway.

We recommend early viewing to avoid disappointment.



## Key Features

- Modern Detached Family Home In The Popular Hadlow Development Easily Accessible To Main Arterial Routes, Local Amenities, Seafront And Harbour
- Spacious Living Room With Bay Window
- Ground Floor Guest WC And First Floor Family Bathroom
- Tarmac Driveway With Space For One Vehicle And Landscaped Gardens To Rear With Rural Views
- Modern Fitted Kitchen/Dining With Separate Utility Room
- Three Good Sized Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Attracts A Wide Range Of Potential Clients From Young Professionals, Families, To Downsizers Alike.



## Accommodation Comprises

### Hall

Tiled floor.

### W/C

White suite comprising, vanity unit with mixer tap and storage, low flush w/c, extractor fan, tiled floor.

### Living Room

17'6" x 10'4"

Wood laminate floor, recessed spotlights, double patio doors to enclosed rear garden.

### Kitchen/ Dining

17'6" x 10'4"

Fitted Kitchen, range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer space for fridge freezer, integrated dishwasher, integrated oven, Four ring gas hob, stainless steel extractor hood, wood effect tiled floor, recessed spotlights, space for dining.

### Utility

9'8" x 6'10"

Range of high and low level units, laminate work surfaces, stainless steel sink with mixer tap and drainer, plumbed for washing machine and tumble dryer, wood effect tiled floor, extractor fan, built in storage, back door to enclosed rear garden.

### First Floor

### Landing

Loft access, ladder, light, partial flooring.

### Bedroom 1

13'5" x 10'4"

Double bedroom.

### Ensuite

White suite comprising walk in, wall mounted over head shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, tiled walls (partially), extractor fan.

### Bedroom 2

10'4" x 8'10"

Double bedroom.

### Bedroom 3

10'4" x 8'3"

Double bedroom.

### Bathroom

White suite comprising, paneled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, extractor fan, heated towel rail, built in storage.

### Outside

Rear: Fully enclosed, area in lawn, area in patio, area in wood chip beds with shrubs and hedging, raised beds in shrubs and hedging, outside tap and light, side gate for bin access, outside socket.

Front: Tarmac driveway with space for off street parking, beds in stones with shrubs and hedging, patio walkway to front door.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	77	
(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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