

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



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

OFFERS AROUND £365,000

Located within a popular residential area of Donaghadee, 5 Rocklyn Lane is a beautifully presented home offering spacious and flexible accommodation finished to a high standard throughout. The property benefits from gas fired central heating, double glazed windows and an alarm system.

The ground floor opens with a welcoming entrance hall featuring wood effect tiled flooring, recessed spotlighting and useful under stair storage. A modern w/c is fitted with a white suite. The bright living room benefits from recessed spotlighting and a feature electric fireplace. A second reception room provides excellent flexibility and could be used as a home office, sitting room, dining room or ground floor bedroom.

The contemporary kitchen is fitted with a range of high and low level units and Corian laminate work surfaces, complemented by a peninsula with additional storage. Integrated appliances include a dishwasher, wine fridge, fridge, freezer, oven, microwave and steamer, along with a Neff electric hob and extractor hood. Further features include a Quooker hot tap, incinerator, single wash hand basin with mixer tap, recessed spotlighting, wood effect tiled flooring and a built-in vacuum cleaning system. The adjoining utility room offers further storage and worktop space, also houses the gas fired boiler and provides access to the enclosed rear garden. A sunroom with wood laminate flooring and recessed spotlighting features patio doors opening onto the garden.

Upstairs, the landing provides access to a partially floored loft and a hot press. The principal bedroom includes recessed spotlighting, a walk-in wardrobe and ensuite shower room. Bedroom two also benefits from an ensuite, while bedroom three includes built-in storage. The family bathroom comprises a white suite with tiled bath, vanity unit, low flush W/C, heated towel rail, spotlighting and tiled walls and floor.

Tarmac driveway with space for two vehicles and fully enclosed rear garden and detached garage



Key Features

- Beautifully Presented Home In A Popular Residential Area Of Donaghadee, Benefiting From Gas Fired Central Heating, Double Glazed Windows And An Alarm System.
- Bright Living Room With Recessed Lighting And Feature Electric Fireplace.
- Contemporary Fitted Kitchen With Corian Laminate Work Surfaces, Peninsula With Storage And Integrated Appliances Including Neff Hob, Oven, Microwave, Steamer, Dishwasher, Wine Fridge, Fridge And Freezer, Plus Quooker Hot Tap And Built-In Vacuum System.
- Three Well-Proportioned Bedrooms Including Principal Bedroom With Walk-In Wardrobe And Ensuite, Second Bedroom With Ensuite And A Family Bathroom With Modern White Suite
- Early Viewing Recommended For This Lovely Property In A Private Location
- Welcoming Entrance Hall With Wood Effect Tiled Flooring, Recessed Spotlighting And Under Stair Storage, Plus Modern Ground Floor W/C
- Additional Reception Room Offering Flexibility Of A Ground Floor Bedroom.
- Separate Utility Room With Additional Storage, Alongside A Sunroom With Wood Laminate Flooring And Patio Doors To The Garden.
- Tarmac Driveway With Parking For Two Vehicles, Artificial Lawn And Shrubs, Fully Enclosed Low Maintenance Rear Garden, And Detached Garage



Accommodation Comprises

Entrance Hall

Wood effect tiled floor, storage under stairs, recessed spotlights.

W/C

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

Living Room

17'5" x 10'3"

Recessed spotlighting, feature electric fireplace.

Reception/Bedroom

10'4" x 9'3"

Recessed spotlighting.

Kitchen

12'2" x 10'3"

Modern fitted kitchen, range of high and low level units, Corian laminate work surfaces, single wash hand basin with mixer tap, Quooker hot tap, incinerator, integrated dishwasher, integrated wine fridge, integrated fridge, integrated freezer, Neff electric hob, white extractor fan and hood, integrated oven, integrated microwave, integrated steamer, recessed spotlights, wood effect tiled floor, peninsula with storage, vacs cleaning system.

Utility Room

8'0" x 7'1"

Range of high and low level units, laminate work surfaces, wood effect tiled floor, recessed spotlights, encased gas fired boiler, back door to enclosed rear garden.

Sun Room

12'7" x 10'3"

Wood laminate flooring, recessed spotlights, patio doors onto enclosed rear garden.

First Floor

Landing

Large hotpress, loft access with partially floored loft, ladder and light.

Bedroom 1

12'11" x 10'4"

Double bedroom with recessed spotlights.

Walk In Wardrobe

Recessed spotlights and built in storage.

Ensuite

White suite comprising, walk in shower, glass shower screen, wall mounted overhead power shower, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, tiled floor, tiled walls, extractor fan.

Bedroom 2 (Rear)

10'4" x 9'5"

Double bedroom with recessed spotlights.

Ensuite

White suite comprising, shower enclosure, glass sliding door, wall mounted overhead power shower, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, tiled walls, tiled floor, extractor fan, recessed spotlights.

Bedroom 3

10'4" x 9'3"

Double bedroom with recessed spotlights and built in storage.

Bathroom

White suite comprising tiled bath with mixer tap, vanity unit with mixer tap and storage, low flush w/c, recessed spotlights, extractor fan, heated towel rail, tiled floor and tiled walls.

Garage

17'6" x 11'2"

Electric roller door, plumbed for washing machine and tumble dryer, single stainless steel sink with mixer tap and drainer, floored loft and vac system.

Outside

Front + Side - Tarmac driveway with space for two vehicles, area in artificial lawn, area in shrubs and hedging, patio walkway around the house.

Rear - Fully enclosed, fully paved, area in stones, side gate for bin access, lean to area, outside tap and light.

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.

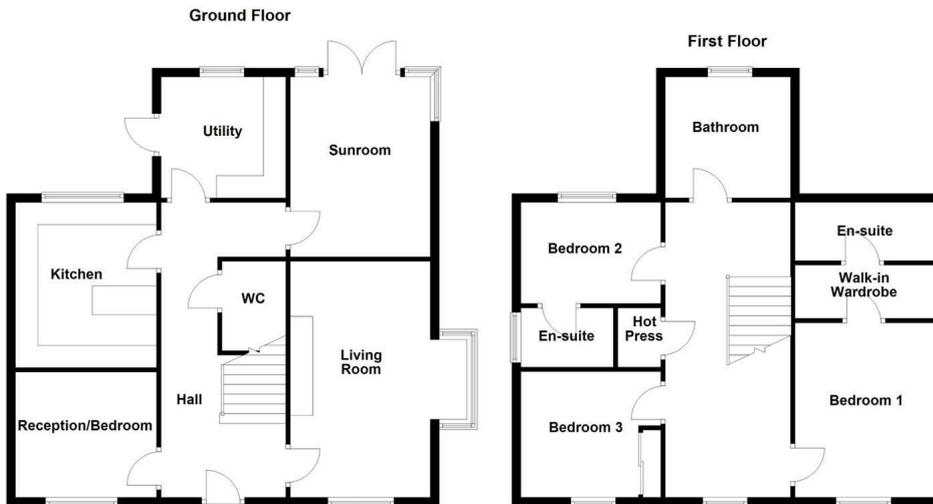
You can find more information about the legislation at www.legislation.gov.uk











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		
(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.

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