

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**48 KILLAUGHEY ROAD,  
DONAGHADEE, BT21 0BL**

**OFFERS AROUND £169,950**



Nestled on the picturesque Killaughey Road in Donaghadee, this charming period terraced house presents an excellent opportunity for those seeking a delightful home in a vibrant coastal community. The property is beautifully decorated throughout, exuding warmth and character, making it an inviting space for both relaxation and entertaining.

Upon entering, you will find a generous living room that flows seamlessly into a dining area, creating an ideal setting for family gatherings or quiet evenings. The well-appointed kitchen offers practicality and style, ensuring that culinary endeavours are a pleasure.

The first floor boasts two well-proportioned bedrooms, each providing a comfortable retreat. The large family bathroom, featuring a classic white suite, adds to the appeal of this lovely home, catering to the needs of modern living.

Outside, the rear of the property offers a delightful space for parking, alongside a lawn area perfect for enjoying the fresh air. An outhouse provides additional storage or potential for a workshop, while the entertaining areas invite you to host summer barbecues or simply unwind in your private outdoor sanctuary.

Conveniently located within walking distance to all local amenities, this property is also just a stone's throw from the stunning seafront, harbour, and promenade. Donaghadee is known for its friendly community and picturesque surroundings, making this home an ideal choice for those looking to embrace a relaxed coastal lifestyle. Whether you are a first-time buyer, a small family, or seeking a charming retreat, this terraced house on Killaughey Road is not to be missed.



## Key Features

- Two Bedroom End Terrace Property On The Popular Killaughey Road
- Well Proportioned Kitchen With Range Of Integrated Appliances
- Many Period Features Throughout And Decorated To A Good Standard
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Enclosed Rear Yard, Outhouse, Parking And Spacious Garden
- Within Walking Distance Of Local Amenities, Schools, The Seafront And Harbour
- Early Viewing Is Highly Recommended For This Charming Property In A Great Location



### Accommodation Comprises:

#### Entrance Porch

Tiled flooring.

#### Entrance Hall

Wooden flooring.

#### Living Room

16'4" x 10'5"

Bay window, open fireplace with cast iron surround and wooden mantle.

#### Dining Room

10'3" x 7'10"

Space for dining, under stair storage, door to enclosed yard.

#### Kitchen

11'6" x 7'1"

Range of high and low level units, wood laminate work surfaces, inset sink with mixer tap, plumbed for washing machine and dishwasher, integrated under counter fridge, space for range cooker, stainless steel extractor fan and hood, partially tiled walls, tiled floor.

#### First Floor

#### Landing

#### Bathroom

White suite comprising free standing bath with mixer tap, low flush w/c, pedestal wash hand basin with mixer tap, shower enclosure with wall mounted overhead shower and glass door, partially tiled walls, tiled floor, hot press with storage.

#### Bedroom 1

11'8" x 10'4"

Double bedroom, feature fireplace with cast iron surround and mantle.

#### Bedroom 2

11'7" x 7'7"

Wooden floor, feature fireplace with cast iron surround and mantle.

#### Outside

Rear yard: outside tap and light, decked area, boiler house with storage leading to: Garden: area in stones, fully enclosed area in lawn, decked area with space for entertaining, gate for bin access, patio area, parking to rear.

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](http://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			60
(39-54) E		35	
(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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