

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**THE MERCHANT HOUSE, APT 4  
HIGH STREET, DONAGHADEE,**

**OFFERS AROUND £285,000**





Located in the heart of Donaghadee, Apt 4 The Merchant House offers a unique opportunity to reside in a beautifully restored building that harmoniously blends modern comforts with historical charm. This apartment features an inviting open plan kitchen, living, and dining area, equipped with a range of integrated appliances, perfect for both entertaining and everyday living.

The accommodation comprises two spacious double bedrooms, with the primary bedroom benefiting from an ensuite shower room, ensuring privacy and convenience. A well-appointed family bathroom, featuring a classic white suite, adds to the appeal of this delightful home. The property is further enhanced by gas fired central heating and elegant sash style windows, which not only provide warmth but also maintain the building's traditional aesthetic.

In addition to its interior charm, this apartment includes the added benefit of one allocated parking space within the enclosed rear garden, a rare find in such a central location. Furthermore, there is a camera intercom system to gain access to the building. The Merchant House attracts a diverse range of potential residents, from those looking to downsize to working professionals seeking a vibrant community.

With its prime location on High Street, residents will enjoy easy access to local amenities, shops, and the picturesque coastal scenery that Donaghadee has to offer. This property is an ideal choice for anyone looking to embrace a lifestyle that combines modern living with historical elegance from being a B-Listed building. Don't miss the chance to make this exceptional apartment your new home.



## Key Features

- Stunning First Floor Apartment In The Merchant House Development, In The Heart Of Donaghadee
- Grade B Listed Building
- Bright And Modern Open Plan Kitchen/Dining/Living Room With Range Of Integrated Appliances
- Two Double Bedrooms, Primary With En Suite Shower Room
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And Sash Style Windows
- One Allocated Space In The Enclosed Communal Car Park
- Easily Accessible To Local Amenities, The Seafront And Harbour And Main Arterial Routes, Attracting A Wide Variety Of Potential Clients
- Early Viewing Recommended



## Accommodation Comprises:

### Kitchen/Living/Dining Room

21'7" x 16'0"

Modern fitted kitchen with a range of high and low level units, laminate work surfaces, inset one and a quarter wash hand basin with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, integrated washing machine, four ring electric hob, integrated oven, stainless steel extractor hood, tiled floor, part tiled walls, recessed spotlights, larder cupboard, space for dining, electric fire place, ceiling rose and cornicing. Intercom system with camera access.

### Hallway

Built in storage cupboard, recessed spotlights.

### Bedroom 1

14'9" x 12'9"

Double bedroom with recessed spotlights.

### Ensuite Shower Room

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

### Bedroom 2

12'5" x 10'7"

Double bedroom with recessed spotlights.

### Bathroom

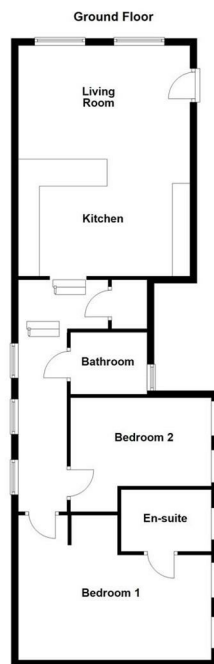
White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, extractor fan, heated towel rail and recessed spotlights.

### Outside

One allocated parking space to the rear of the property.







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		72	72
		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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