

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 PINE RIDGE,
DONAGHADEE, BT21 0QR**

OFFERS AROUND £385,000

Welcome to Pine Ridge, a charming detached bungalow located in the highly sought-after Breckenridge area of Donaghadee. This delightful property offers a unique opportunity for those seeking a well-appointed family home with the potential for personalisation and modernisation.

Pine Ridge boasts an adaptable layout, featuring four spacious bedrooms and three versatile reception areas, or alternatively, three bedrooms with four reception rooms. This flexibility allows for a variety of living arrangements, making it an excellent choice for families or those who enjoy entertaining guests. The generous living spaces are filled with natural light, creating a warm and inviting atmosphere throughout.

The bungalow is set in a peaceful neighbourhood, providing a tranquil retreat while still being conveniently close to local amenities and the picturesque coastline of Donaghadee. The property includes parking for one vehicle, ensuring ease of access for residents and visitors alike.

While some modernisation is required, this presents a fantastic opportunity for buyers to put their own stamp on the home and create a space that truly reflects their style and needs. With its excellent potential and desirable location, Pine Ridge is not just a house; it is a place where cherished memories can be made.

In summary, this bungalow is an ideal family home that combines comfort, adaptability, and the chance to enhance its charm. Do not miss the opportunity to make Pine Ridge your own in this lovely part of Donaghadee.



Key Features

- Stunning 2200 Sq Ft Detached Bungalow In The Popular Breckenridge Area Of Donaghadee
- Primary Bedroom With Ensuite Shower Room
- uPVC Windows And Oil Fired Central Heating
- Walking Distance To All Local Amenities And Seafront
- Adaptable Accommodation With Up To Four Bedrooms/Three Reception Areas
- Landscaped Gardens To Front And Rear With Large Integral Garage
- Well Maintained But Requires Some Modernisation
- No Onward Chain



Accommodation

Comprises:

Hall

Built in storage/cloakroom, hot press and storage.

Dining Room

13'11" x 13'5"

Living Room

19'11" x 14'11"

Fireplace with marble hearth, surround and wooden mantle.

Snug

14'2" x 11'5"

Fire place with tiled hearth, surround and wooden mantle, sliding patio doors to enclosed rear garden.

Kitchen

13'10" x 10'4"

Range of high and low level units, laminated work surfaces, 1 1/4 inset sink with mixer tap and drainer, plumbed for dishwasher, four ring gas hob, integrated oven and grill, integrated extractor fan, spotlights, tiled walls, space for dining, space for fridge, back door to enclosed rear garden.

Utility

6'10" x 6'10"

Range of high and low level units, laminated work surfaces, inset stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, tiled walls.

Bathroom

White suite comprising; paneled bath with mixer tap, low flush w/c, pedestal wash hand basin with mixer tap, corner shower enclosure, wall mounted overhead shower, tiled walls, paneled ceiling, extractor fan.

Bedroom 1

13'6" x 10'4"

Double bedroom

Ensuite

Grey suite comprising; walk in shower, wall mounted overhead shower, sliding doors, low flush w/c, pedestal wash hand basin with mixer tap, tiled walls, extractor fan, paneled ceilings.

Bedroom 3

13'6" x 9'7"

Double bedroom

Bedroom 4

10'0" x 8'5"

Bedroom 2

11'10" x 11'7"

Double bedroom, built in storage.

Garage

22'4" x 20'9"

Integral garage, electric roller door, power and light, oil fired boiler, side door onto driveway.

Outside

Rear; Fully enclosed, area in tarmac, two outside taps, outside light, area in patio for entertaining, area in lawn, space for shed/garden room, oil tank, side access for bins, beds in mature shrubs and hedging and outside sockets.

Front: Tarmac driveway with space for multiple vehicles, area in lawn, area in beds with mature shrubs and hedging.



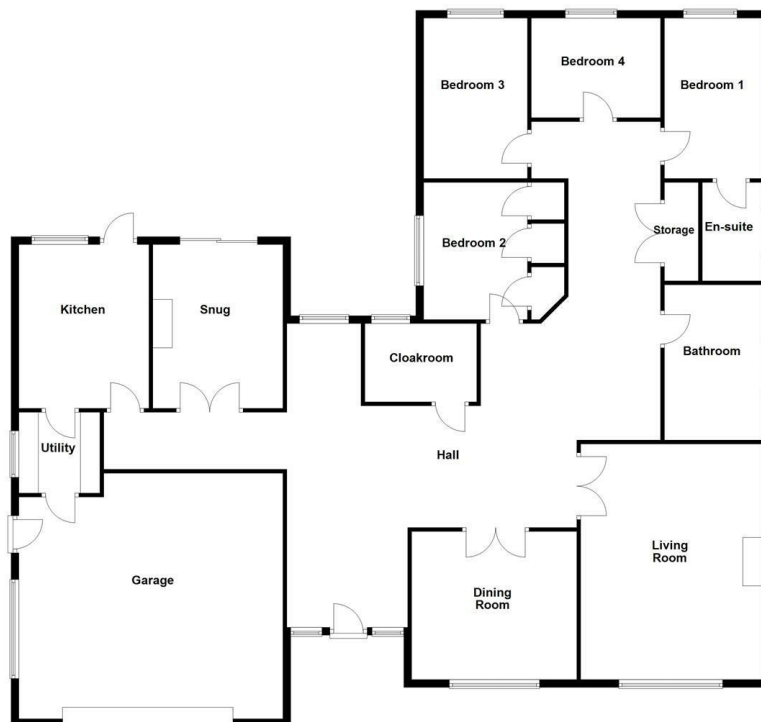








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(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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