

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

41-43 High Street, Donaghadee, BT21  
0AQ

**028 9188 8000**

[donaghadee@ulsterpropertysales.co.uk](mailto:donaghadee@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 ROCKLYN DRIVE,  
DONAGHADEE, BT21 0FP**

**OFFERS AROUND £229,950**





8 Rocklyn Drive, Donaghadee - a charming, modern semi-detached family home in the sought-after Hadlow Development.

Ideal for first-time buyers or downsizers, this home offers a comfortable living space with one reception room and a beautiful bright kitchen with space for dining. The property also includes three good sized bedrooms, master with ensuite and a family bathroom.

The property features gardens front and rear, providing a lovely outdoor space to enjoy some fresh air, with ample parking available, ensuring convenience for you and your guests.

Situated in an excellent location, you'll find yourself within walking distance to all local amenities. Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location.

## Key Features

- Modern Semi-Detached Family Home In The Popular Hadlow Development
- Three Good Sized Bedrooms, Master With Ensuite Shower Room
- Modern Fitted Kitchen With Space For Dining
- Ground Floor Guest WC And First Floor Family Bathroom
- Landscaped Gardens To Front And Rear
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Excellent Opportunity For First Time Buyers Or Downsizers
- Excellent Location Close To All Local Amenities



### Accommodation Comprises:

#### Entrance Hall

Wood laminate floor.

#### Living Room

11'7" x 16'4"

Wood laminate floor, recessed spotlights.

#### Kitchen

11'7" x 12'4"

Fitted kitchen with range of high and low level units, laminate worksurfaces, single stainless steel sink with mixer tap and drainer, integrated appliances to include; fridge/freezer, dishwasher, oven, four ring electric hob and stainless steel extractor hood, enclosed gas fire boiler, recessed spotlighting, space for dining, wood laminate floor and double doors to enclosed rear garden.

#### Utility Space

Wood laminate floor, plumbed for washing machine and space for tumble dryer, extractor fan.

#### Ground Floor W/C

White suite comprising, low flush w/c, wall mounted wash hand basin with mixer tap, wood laminate floor and extractor fan.

#### First Floor

##### Landing

Built in storage, access via a Slingsby type ladder to floored roof space with light and power.

##### Bedroom 1

11'7" x 9'7"

Double bedroom.

##### Ensuite shower

White suite comprising shower enclosure with wall mounted overhead shower, sliding glass door, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, heated towel rail and extractor fan.

##### Bedroom 2

7'8" x 12'4"

Double bedroom.

##### Bedroom 3

7'1" x 8'3"

Built in storage.

##### Bathroom

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

##### Outside

Front - Area in lawn, patio walkway to front door, tarmac driveway with space for multiple vehicles.

Rear - Fully enclosed, area in lawn, area in patio, space for shed, outside tap and light, side gate for bin access.

##### Metal Shed

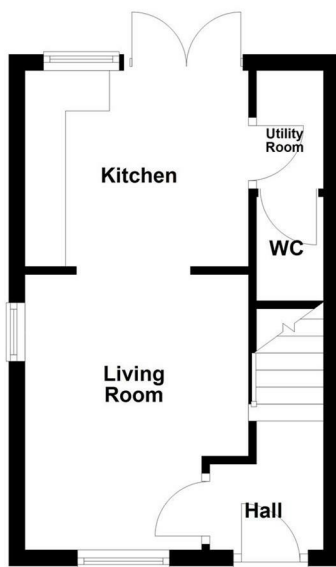
11 x 13



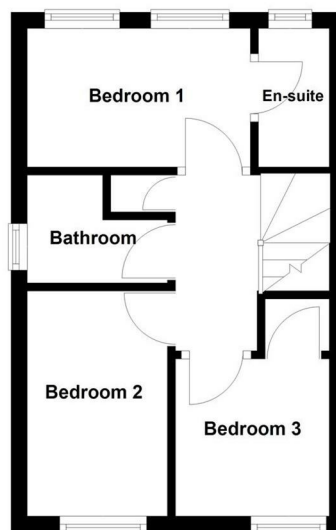




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark