



**29 HIGH TREES WALK,
DONAGHADEE, DOWN,**

£1,200 PER MONTH

Located in the sought after High Trees Development in Donaghadee, this new build townhouse is a tenants dream with beautiful finishes and cost saving benefits that will appeal to a wide range of discerning tenants.

These properties are built to a very high standard with an excellent energy performance rating due to the high grade Kingspan insulation, gas fired central heating and the addition of 6 embedded solar panels, a solar battery storage pack and an electric car charger.

The property is within walking distance to Donaghadee Town Centre, local amenities, schools, main arterial routes and the sea front.

This turnkey property has a beautiful fitted kitchen with casual dining area and double doors to a fully enclosed rear garden. There is a bright and spacious living room and three good-sized bedrooms, family bathroom, master ensuite and ground floor wc. The front of the property has a tarmac driveway with space for two vehicles.

Early viewing is recommended to not miss out on a beautiful property!



Key Features

- New Build Townhouse In the Sought After High Trees Development, Donaghadee
- Three Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Within Walking Distance Of Donaghadee Town, Local Amenities And Main Arterial Routes
- Modern Kitchen With Range Of Appliances And Casual Dining Area
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Tarmac Driveway With Space For Two Vehicles, Enclosed Rear Garden
- Six Embedded Solar Panels And 5kw Battery Storage To Reduce Electricity Running Costs



Accommodation

Comprises:

Hall

Tiled floor.

Living Room

14'4" x 11'10"

Kitchen/Dining

10'7" x 18'9"

Fitted kitchen, range of high and low level units, laminate work surfaces, inset one and a quarter sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, integrated oven, four ring electric hob, integrated extractor fan, integrated fridge/freezer, encased gas fired boiler, tiled floor, recessed spotlights, space for dining, double door to enclosed rear garden.

W/C

White suite comprising, low flush w/c, vanity unit with mixer tap, storage and tile splashback, tiled floor, extractor fan.

First Floor

Landing

Built in storage.

Bedroom 1

9'11" x 10'10"

Double bedroom.

Ensuite

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

Bedroom 2

11'8" x 8'9"

Double bedroom.

Bedroom 3

8'7" x 9'8"

Built in storage.

Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower with rainfall head, glass shower screen, vanity unit with mixer tap and storage, partially tiled walls, tiled floor, recessed spotlights, extractor fan.

Outside

Front - Tarmac driveway with space for two vehicles, paved walkway to front door, area in stones, EV charging point. Rear - Fully enclosed, area in lawn, area in patio, area in stones, rear gate for bin access, outside sockets, outside light.



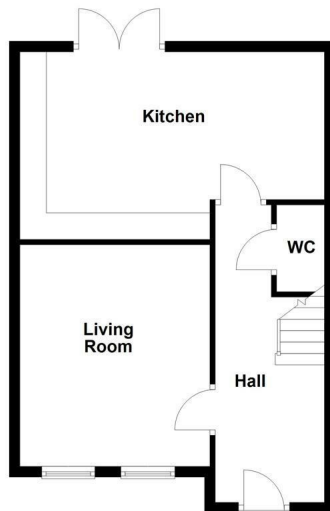




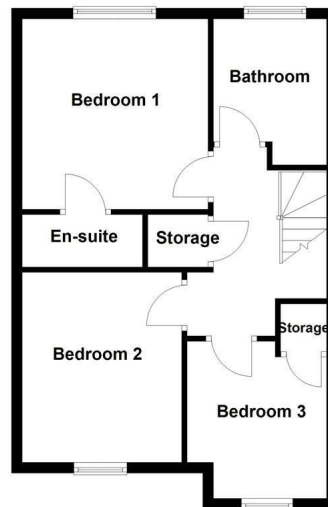




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

41 High Trees Drive, Donaghadee

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.

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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