



ACER, SITE 192 HIGH TREES (GROUND FLOOR APT), DONAGHADEE, BT21

* Images shown are for a different house type within the same development.

High Specification Finishes Throughout -
Painted walls, ceilings and woodwork throughout
Moulded skirtings and architraves
Internal doors with ironmongery

Flooring -
Carpets and underlay to bedrooms, stairs and landing
Tiled flooring in entrance hall, kitchen/living area (Please note on 1st floor apartment, laminate flooring in entrance hall, kitchen/living area, stairs & landing are carpeted)

Kitchen -
Choice of high quality kitchen doors in a selection of colours.
Choice of handles and worktops
1 1/2 bowl stainless steel sink and drainer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

ASKING PRICE £182,500

ACER, SITE 192 HIGH TREES (GROUND FLOOR APT), DONAGHADEE,
BT21

Key Features

The
Acer/ Hazel/Hazel

2 BED APARTMENT /
3 BED TOWNHOUSE

FLOOR AREA
Acer Ground Floor - Approximately 61.97m² / 667sq.ft
Acer First Floor - Approximately 69.95m² / 753sq.ft
Hazel - Approximately 90.4m² / 973sq.ft

GROUND FLOOR APARTMENT

Lounge - 5.18m x 4.19m (16'11" X 13'9")
Kitchen - 2.93m x 2.62m (9'8" x 8'")
Shower Room - 2.97m x 1.17m (9'9" x 3'10")
Master Bedroom - 4.34m x 3.0m (14'2" x 9'10")
Bedroom 2 - 3.36m x 3.02m (11' x 9'10")

HAZEL GROUND FLOOR

Lounge - 4.37m x 3.61m (14'4" x 11'10")
Kitchen / Dining - 3.25m x 5.73m (10'8" x 18'10")
WC - 0.92m x 1.81m (3'0" x 5'11")

FIRST FLOOR APARTMENT

Lounge - 4.69m x 3.92m (15'5" X 12'10")
Kitchen - 2.27m x 2.95m (7'5" x 9'5")
Bathroom - 3.06m x 2.87m (10" x 9'5")
Master Bedroom - 3.025m x 3.67m (9'11" x 12'1")
Bedroom 2 - 3.12m x 3.67m (10'2" x 12'1")

HAZEL FIRST FLOOR

Master Bedroom- 3.04m x 3.32m (10'0" X 10'10")
En- Suite - 0.90m x 2.62m (2'11" x 8'7")
Bedroom 2 - 3.58m x 2.67m (11'9" x 8'9")
Bedroom 3 - 2.63m x 2.96m (8'8" x 9'9")
Bathroom - 2.31m x 2.43m (7'7" x 8'0")
Solar Cupboard - 0.69m x 0.90m (2'4" x 2'11")

MEASUREMENTS & LAYOUT ARE SUBJECT TO CHANGE. FURNITURE IS
NOT INCLUDED. CGI IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY



GREEN LIVING

Going Green

High Trees comes with a 'Green Pack'. Not only will your home help our environment by reducing the carbon footprint of the building, but we are also bringing you financial savings.

Green Pack Includes:

6 monocrystalline panels on each of our new homes. As well as producing clean energy for homeowners, it also reduces your running costs, at a time when energy prices are soaring. 5kWh solar battery. The addition of an integrated battery pack allows the electricity produced during the daylight hours to be consumed when you need it most. Electric car charging point. You will be ready to power an electric vehicle with free solar electricity if needed.

Biodiversity

It's our duty to protect natural beauty. At Strand Homes, biodiversity is an area we feel strongly about. We aim to grow and create better habitats for native species of ability wildlife. Becoming a member of the All Ireland Pollinator Plan, we have agreed to take action to protect and promote our pollinators.

WHAT STRAND HOMES ARE DOING:

- Use of native plants where possible
- Sourcing of pollinator friendly plants
- Placing of rocks in gardens to create homes for insects
- We thoughtfully plan each garden to ensure it thrives and flourishes over the years

Accommodation Comprises :

GROUND FLOOR APARTMENT

- Lounge - 5.18m x 4.19m (16'11" X 13'9")
- Kitchen - 2.93m x 2.62m (9'8" x 8'")
- Shower Room - 2.97m x 1.17m (9'9" x 3'10")
- Master Bedroom - 4.34m x 3.0m (14'2" x 9'10")
- Bedroom 2 - 3.36m x 3.02m (11' x 9'10")

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

**ACER, SITE 192 HIGH TREES (GROUND FLOOR APT), DONAGHADEE,
BT21**





HIGH TREES

DONAGHADEE



STRAND
HOMES

Love where you live




An award winning development behind the High Trees Donaghadee

Combining the charm of the coast with commuter convenience, High Trees offers a breath of fresh air as a place to call home.

Donaghadee is a bustling town, with a thriving local community in County Down steeped in history and full of charm.

Known as the 'Dover of Ireland', this scenic town enjoys a coastal location and one of Ireland's most picturesque harbours to enjoy on weekend strolls.







There is a range of sports clubs with Golf, Rugby, Tennis, Sailing, Football, Cricket and the increasingly popular activity of sea swimming, along with many beach walks and hidden treasures such as Portavoe Reservoir, ideal spots to enjoy the great outdoors.

Alternatively, you could head towards the larger towns of Bangor and Newtownards and avail of all they offer in terms of shopping, eating and socialising.

From Donaghadee you could either head further down the coast along the Ards Peninsula and visit the various quaint towns and villages, taking advantage of some of the more remote beaches or a visit to Mount Stewart.



Discover a breath of fresh air

What's on offer in Donaghadee and the surrounding area?

Donaghadee has a wonderful community of local businesses and leisure and social opportunities. A vibrant seaside town with a great restaurant offering of Pier 36, Grace Neills, Bull & Claw, Bridewell, Harbour & Co, to name just a few.



04 —



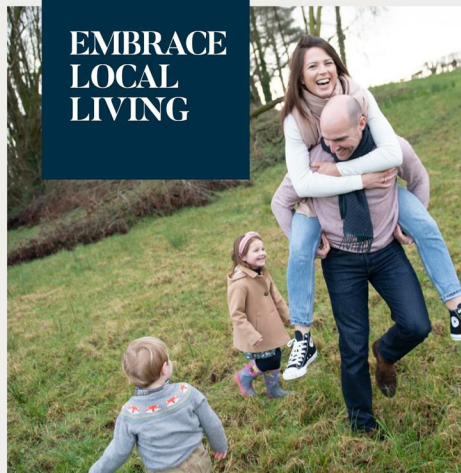


Donaghadee voted the best place to live in Northern Ireland in 2023

— 05

BULL & CLAW
THE SAILING CLUB
THE GOLF CLUB
HARBOUR & COMPANY
MAUDS PIER 36
GRACE NEILL'S
HIGH TREES
DONAGHADEE GARDEN CENTRE
LIGHTHOUSE
COPELAND ISLANDS
GRATTANS
THE CABIN
THE CAPTAIN'S TABLE
CROMMELIN PARK
BRIDEWELL
FLAVOUR FIRST
THE MOAT
MORELLI'S

EMBRACE LOCAL LIVING



"Strand Homes made the whole process seamless. They have continued to support us and offered expert advice throughout the process. The turnkey finish means you are in control of the design of your home, enabling you to add your own personal touch. And with the beautiful Donaghadee shoreline right on your doorstep, High Trees really is the perfect place to call home."



"Great location, lovely neighbours and the service has been of a very high quality in all aspects of our purchase."

MEET THE NEIGHBOURS



Kate Kirk
Bridewell Coffee
 I moved to Donaghadee from Holywood.

I am about to get married and when we were searching for houses, we found we could get so much more for our money in Donaghadee than in other places we were looking like Bangor and east Belfast.



Tim McKee
 I moved to Donaghadee from Hillsborough, even though Donaghadee is small it has a big heart and delivers a fantastic lifestyle.

"Living by the coast is something special."



Karen McCullough
Wild Thing Botanical & Lifestyle Store

I am originally from Newtownards, even though Donaghadee is just a few miles down the road it is a massive difference and offers a complete lifestyle change.



Alan Couser
Donaghadee Lifeboat

Through the RNLI I get to meet so many people of all ages, especially at the RNLI Open Day. There are such a diverse range of ages in Donaghadee and it offers something different for everyone.



Jimmy Lister
Local resident

I first came to Donaghadee 45 years ago and I fell in love with the place. I wouldn't want to live anywhere else.



Jody & Lewis
Pier 36

Donaghadee is an expanding and welcoming town.

It's a great location for anyone who loves the outdoors, it has a thriving sports scene with rugby, football, hockey, cricket, golf, sailing and great walks by the sea or along the commons.

We are blessed with a fabulous range of bars, restaurants and coffee shops to deliver a great social environment.



The Wheelers
A local family

We moved with the family from London. I have an easy commute to Belfast for work and the best thing is I feel like I am on holiday every evening when I get home.



A modern, bright interior space featuring a light-colored sofa, a tall floor lamp, and a kitchen island with bar stools. The room is well-lit with natural light from a large window and a floor lamp. The decor includes a light-colored sofa, a tall floor lamp, and a kitchen island with bar stools. The overall aesthetic is clean and contemporary.

The left image shows the exterior of a modern, two-story brick house with a dark roof and a small front porch. The right image shows the interior of the house, featuring a bright, open-plan living area with large windows, a grey sofa, and a coffee table.

Average December snowfall in inches

39 Greenland 32 Reykjavik 28 Helsinki 23 Oslo 15 London 12 Berlin 5 Madrid

Legend:

- Greenland: 39 inches
- Reykjavik: 32 inches
- Helsinki: 28 inches
- Oslo: 23 inches
- London: 15 inches
- Berlin: 12 inches
- Madrid: 5 inches

San Francisco Bay Area Snowfall:

- San Francisco: 12 inches
- San Jose: 12 inches
- San Diego: 12 inches
- San Antonio: 12 inches
- San Francisco: 12 inches
- San Jose: 12 inches
- San Diego: 12 inches
- San Antonio: 12 inches
- San Francisco: 12 inches
- San Jose: 12 inches
- San Diego: 12 inches
- San Antonio: 12 inches

- Use of native plants where possible
- Sourcing of pollinator friendly plants
- Placing of rocks in gardens to create homes for insects
- We thoughtfully plan each garden to ensure it thrives and flourishes over the years



UPS **UPS DONAGHADEE**
TELEPHONE
028 9188 8000