

# The Birch



## BIRCH, SITE 198 HIGH TREES (INCLUDING SUNROOM), DONAGHADEE, BT21

Images shown are for illustration purposes only. Kitchen island is an additional extra.

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

Flooring -  
Carpets and underlay to lounge, bedrooms, stairs and landing  
Tiles (entrance hall, cloakroom/kitchen/bathrooms)  
Tiled flooring to sunroom where applicable

Kitchen -  
Choice of high quality kitchen doors in a selection of colours.  
Choice of handles and worktops

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	

**ASKING PRICE £270,000**

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## Key Features

Site Plan

[strand-homes.co.uk](http://strand-homes.co.uk)





## 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:

Lounge 4.37m x 3.58m | 14' 4" x 11' 9"  
 Kitchen/Dining 3.25m x 5.73m | 10' 8" x 18' 10"  
 Sunroom 3.86m x 3.15m | 12' 8" x 10' 4"  
 Cloakroom 0.72m x 0.80m | 2' 4" x 2' 7"  
 WC 0.92m x 1.81m | 3' 0" x 5' 11"

### First Floor:

Master Bedroom 3.04m x 3.14m | 10' 0" x 10' 4"  
 En-Suite 0.90m x 2.34m | 2' 11" x 7' 8"  
 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 2.50m x 2.43m | 8' 2" x 8' 0"  
 Linen Store 0.69m x 0.90m | 2' 4" x 2' 11"

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](http://www.legislation.gov.uk)

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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 Laura on .

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. 18486571**

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.

ULSTERPROPERTYSALES.CO.UK

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