

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 ST. ANNES WOOD,  
DONAGHADEE, BT21 0RL**

**OFFERS AROUND £209,950**





Located in the highly sought-after St Annes Wood area of Donaghadee, this attractive three-bedroom end townhouse offers an ideal opportunity for those seeking both comfort and convenience.

The home is thoughtfully laid out, featuring a spacious open-plan living and dining area complete with a charming log-burning stove, seamlessly leading into a contemporary fitted kitchen with a full range of integrated appliances.

Practical touches enhance the property further, including a tarmac driveway with parking for two vehicles and a modern alarm system, providing both ease of living and added peace of mind.

Perfectly positioned close to Donaghadee town centre, residents can enjoy easy access to a variety of local shops, schools, and leisure facilities, ensuring daily life is as practical as it is enjoyable.

Offering modern style in a prime location, this townhouse will appeal to first-time buyers, growing families, and those looking to downsize alike. An opportunity not to be missed, make this delightful home yours today.





## Key Features

- Beautifully Presented, Three-Bedroom End Townhouse In A Popular Residential Area
- Within Walking Distance To Local Amenities, Seafront, Coffee Shops And Restaurants
- Large Kitchen With Integrated Appliances With Breakfast Bar And Space For Dining
- Living Room With Feature Log Burning Stove
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Ground Floor Guest WC And First Floor Family Bathroom
- Garden To Front With Parking For Two Vehicles
- Early Viewing Is Highly Recommended For This Well Presented Home



## Accommodation

### Comprises:

#### Entrance Hall

Wood laminate floor, gas fired boiler.

#### Kitchen/Living Room

29'5" x 11'4"

Fitted kitchen with range of high and low level units, laminated work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, plumbed for washing machine, integrated appliances to include; dishwasher, oven, four ring gas hob, stainless steel extractor hood and fridge freezer, partly tiled walls, space for dining, breakfast bar area, space for dining and double doors to enclosed rear garden. Wood laminate floor, multi-fuel burning stove with tiled hearth and tiled surround.

#### W/C

Low flush wc, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, extractor fan, recessed spotlights.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

14'11" x 9'10"

Double bedroom, wood laminate floor.

#### Bedroom 2

10'7" x 8'5"

Double bedroom.

#### Bedroom 3

10'8" x 6'2"

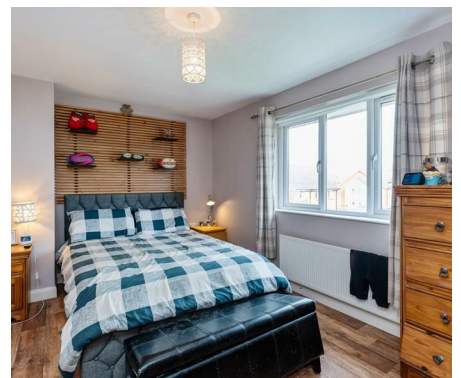
#### Bathroom

White suite comprising, tiled bath with mixer tap, wall mounted overhead shower, glass shower screen, low flush w/c, pedestal wash hand basin with mixer tap, tiled floor, tiled walls, recessed spotlights, extractor fan.

#### Outside

Front: Area in lawn, tarmac drive with space for two vehicles, paved walkway to front door.

Rear: Area in lawn, patio walkway to back door, patio area for entertaining, space for shed, outside tap and light, area in shrubs and hedging.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(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		
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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