

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 GARRET ROCKS, EDGEWATER, DONAGHADEE,
BT21 0JR**

OFFERS AROUND £224,500

15 Garret Rocks is a well-presented semi-detached home offering practical space, quality finishes and a convenient Donaghadee location. The entrance hall features reclaimed solid oak flooring and understairs storage, leading to a bright lounge over 21 feet long with a cast iron fireplace, carved wood surround and matching oak flooring.

The kitchen and dining area provides a generous and functional space with attractive units, quartz work surfaces, a Caple sink and a full range of integrated appliances including oven, ceramic hob, extractor, dishwasher, washing machine, tumble dryer and space for a fridge freezer. A quartz breakfast bar adds further work and dining space, while Chinese slate flooring continues through to the lean-to conservatory, accessed via an archway.

Upstairs, the landing includes a hotpress and leads to three good bedrooms. The main bedroom has sliding mirrored wardrobes and an ensuite with a modern dual-head shower, vanity unit, tiled walls and tiled floor. Bedrooms two and three offer comfortable accommodation, with bedroom three including a built-in cupboard. The family bathroom features a roll-top bath, walk-in shower with electric dual-head system, vanity unit, fully tiled walls and a porcelain tiled floor.

Outside, the front garden includes a lawn and a generous decorative-stone driveway. The enclosed west-facing rear garden has a lawn, patio area, flowerbed with wood chip, garden shed and boiler house with oil-fired boiler and oil tank. This is a solid, well-finished home ready for immediate enjoyment.



Key Features

- Semi-Detached Home In The Popular Edgewater Area of Donaghadee
- Attractive Kitchen with An Excellent Range of Units and Breakfast Bar
- Three Good Sized Bedrooms, Master With Modern Ensuite Shower Room
- Oil Fired Central Heating and PVC Double Glazed Windows
- Large Lounge with Cast Iron Fireplace and Reclaimed Oak Flooring
- Dining Area Open To Conservatory With Chinese Slate Flooring
- Stunning Family Bathroom With Freestanding Roll Top Bath
- Fully Enclosed Westerly-Facing Rear Garden, Perfect For Outside Entertaining



Accommodation

Comprises:

Entrance Hall

Reclaimed solid Oak flooring.
Cupboard downstairs.

Lounge

21'4 x 11'8 into bay
Cast iron fireplace with carved wood surround and tiled hearth.
Reclaimed solid Oak flooring.

Kitchen / Dining Area

18'9 x 12'7
Range of attractive high and low level units with quartz work surfaces, undermounted one a quarter bowl 'Caple' sink, integrated appliances to include; oven, ceramic hob, extractor and hood, dishwasher, washing machine and tumble dryer, housing for fridge freezer. Breakfast bar with quartz work surface. Open to dining area. Chinese slate tiled floor.

Archway to:

Lean to Conservatory

8'7 x 6'3
Chinese slate tiled floor.

First Floor

Landing

Hotpress.

Bedroom 1

14'8 x 12'7 at widest points
Built in robes with sliding mirrored doors. Wood laminate flooring.

Ensuite Shower Room

Modern white suite comprising built in shower cubicle with dual showerheads, vanity unit with mixer taps, low flush wc, feature wall mounted radiator, extractor fan, fully tiled walls and tiled floor.

Bedroom 2

11'6 x 10'5

Bedroom 3

11'6 x 8'1
including built in cupboard.

Bathroom

Luxury white suite comprising freestanding roll top bath with mixer taps, walk in shower cubicle with dual shower head electric shower, sliding shower doors, vanity unit with mixer taps, low flush wc, fully tiled walls, porcelain tiled floor, PVC panelled ceiling, extractor fan and recessed spotlighting.

Outside

Front garden with lawn and generous driveway in decorative stone.
Enclosed West facing rear garden in lawn with patio area and flowerbed finished with wood chip. Garden shed, boiler house with oil fired boiler and oil storage tank.



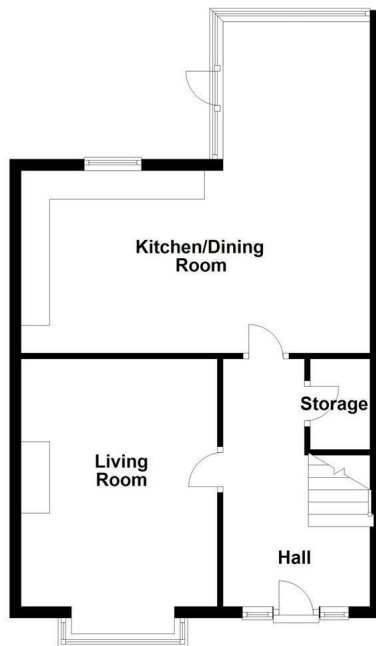




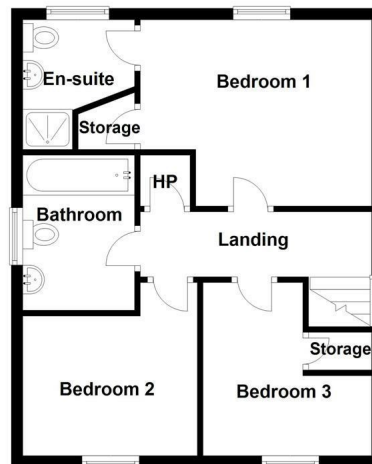




Ground Floor



First Floor



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		
	59	74
	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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