

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 ROCKLYN MEWS,
DONAGHADEE, BT21 0FQ**

OFFERS OVER £269,950

Located within a popular residential development in the seaside town of Donaghadee, 1 Rocklyn Mews presents a beautifully maintained three bedroom detached home ideal for modern family living. Benefiting from gas fired central heating and tasteful contemporary finishes throughout, this property offers comfort, practicality and style in equal measure.

The welcoming entrance hall with tiled flooring leads to a spacious living room featuring recessed spotlights, creating a bright and inviting space for relaxation. To the rear, the impressive open-plan kitchen and dining area is fitted with a modern range of units complemented by quartz work surfaces and a Belfast-style sink. Integrated appliances include an oven, grill, dishwasher and fridge freezer, while recessed lighting and tiled flooring enhance the sleek finish. Double patio doors open directly to the enclosed rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the landing provides built-in storage, access to loft with partial flooring and access to three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish ensuite shower room with contemporary white suite, vanity storage and heated towel rail. Two further bedrooms offer flexibility for family, guests or home office use, and are served by a modern family bathroom featuring a panelled bath with overhead shower and vanity unit.

Externally, the front garden is laid in lawn with a patio approach to the entrance and a tarmac driveway providing off-street parking for two vehicles. The fully enclosed rear garden enjoys both lawn and patio areas along with convenient side access, making it ideal for children, pets and outdoor entertaining.



Key Features

- Popular Residential Development In The Seaside Town Of Donaghadee
- Beautifully Maintained Three Bedroom Detached Home With Gas Fired Central Heating
- Bright Living Room With Recessed Spotlights
- Modern Open-Plan Kitchen And Dining Area With Quartz Worktops, Belfast Sink And Integrated Appliances
- Double Patio Doors From Kitchen To Enclosed Rear Garden
- Principal Bedroom With Built-In Wardrobes And Contemporary Ensuite Shower Room
- Two Additional Versatile Bedrooms And Modern Family Bathroom
- Fully Enclosed Rear Garden With Lawn, Patio And Side Access



Entrance Hall

Tiled flooring.

W/C

White suite comprising low flush w/c, wall mounted wash hand basin with mixer tap and tiled splashback, extractor fan and tiled flooring.

Living Room

16'9" x 14'2"

Recessed spotlights.

Kitchen

11'7" x 16'9"

Modern fitted kitchen, quartz work surfaces, Belfast style sink with mixer tap, four ring electric induction hob, stainless steel extractor hood, integrated grill and double oven, integrated dishwasher and fridge freezer, enclosed gas fired boiler, recessed spotlights, space for dining, tiled flooring, built in storage plumbed for appliances, double patio doors to enclosed rear garden.

First Floor

Landing

Linen cupboard.

Bedroom 1

11'6" x 12'5"

Double bedroom, built in wardrobes.

Ensuite

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

Bedroom 2

8'9" x 12'0"

Double bedroom.

Bedroom 3

7'6" x 12'0"

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and glass shower screen, vanity unit with mixer tap and storage, heated towel radiator, part tiled walls, recessed spotlights, extractor fan and tiled flooring.

Outside

Front : Area in lawn, area in patio to front door, tarmac driveway with space for two vehicles.

Rear : Fully enclosed, area in lawn, area in patio, side gate for bin access.

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



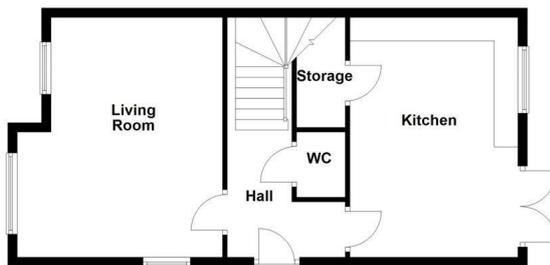




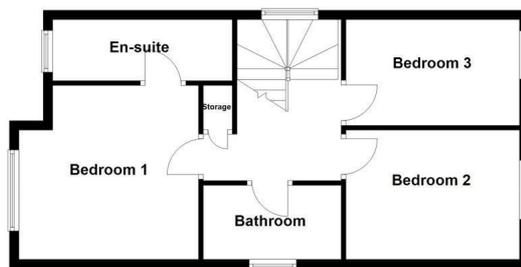




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 82 | 82 |
| (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.

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