



ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



29 ROCKLYN DRIVE,
DONAGHADEE, BT21 0FP

OFFERS AROUND £235,000

Located in the highly sought-after seaside town of Donaghadee, this beautifully presented semi-detached property is within walking distance of the town centre, local amenities, and the picturesque seafront.

Upon entering, you are greeted by a bright and welcoming entrance hall leading to a well-proportioned living room, complete with a feature bay window. The modern kitchen offers an excellent range of fitted units, integrated appliances and a useful utility area with built-in storage. There is ample space for dining, with double doors opening out to the landscaped rear garden – ideal for modern family living and entertaining.

The first floor benefits from a Velux-style window on the landing, allowing natural light to flow through this level of the home. There are three well-appointed bedrooms, including a master bedroom with an en suite shower room. A storage cupboard and a contemporary family bathroom complete the accommodation on this floor.

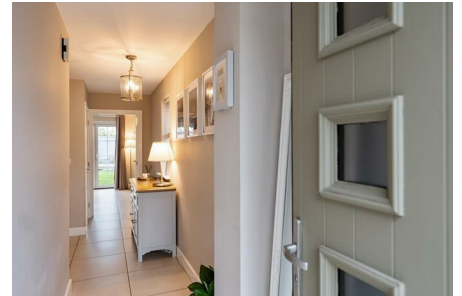
Externally, the property offers off-street parking for multiple vehicles and attractive landscaping. The front garden is laid in lawn, while the fully enclosed rear garden features a paved patio area and a generous lawn, perfect for outdoor enjoyment.

This superb home will appeal to a wide range of purchasers including first-time buyers, downsizers, young families, or anyone seeking a stylish and modern home in this popular coastal location. Early viewing is highly recommended as strong interest is expected.



Key Features

- Beautiful Semi-Detached Home In the Hadlow Development In Donaghadee
- Downstairs WC And Modern Family Bathroom With White Suite
- Landscaped Gardens To Front And Rear With Off Street Parking For Multiple Vehicles
- Walking Distance To All Local Amenities And Donaghadee Seafront And Promenade
- Bright And Spacious Living Area With Feature Bay Window
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Recommended



Accommodation

Comprises :

Entrance Hall

Tiled flooring.

Living Room

11'10" x 15'3"

Wood effect laminate flooring, recessed spotlights.

Downstairs WC

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

Kitchen / Dining

11'0" x 15'10"

Modern range of high and low level units with laminate effect work surfaces, single drainer stainless steel sink unit with mixer tap, four ring gas hob, integrated under oven, stainless steel extractor hood, integrated microwave, integrated fridge freezer, recessed spotlights, tiled flooring and double patio doors to enclosed rear garden.

Utility Room

3'4" x 6'7"

Plumbed for washing machine, space for tumble dryer, high level units, recessed spotlights and tiled flooring.

First Floor

Landing

Velux type window and storage cupboard.

Bedroom 1

11'8" x 12'9"

Double bedroom.

Ensuite

White suite comprising shower enclosure with wall mounted overhead shower and sliding glass door, low flush wc, pedestal wash hand basin with mixer tap, tiled splashback, feature chrome wall mounted radiator, extractor fan, partially tiled walls and tiled flooring.

Bedroom 2

7'6" x 11'5"

Double bedroom

Bedroom 3

10'1" x 8'1"

Bathroom

White suite comprising panelled bath with overhead shower and mixer tap, low flush wc, pedestal wash hand basin with mixer tap, feature chrome wall mounted radiator, extractor fan, partially tiled walls and tiled flooring.

Outside

Front - Driveway for multiple cars, paved area, area in lawn and mature shrubs.

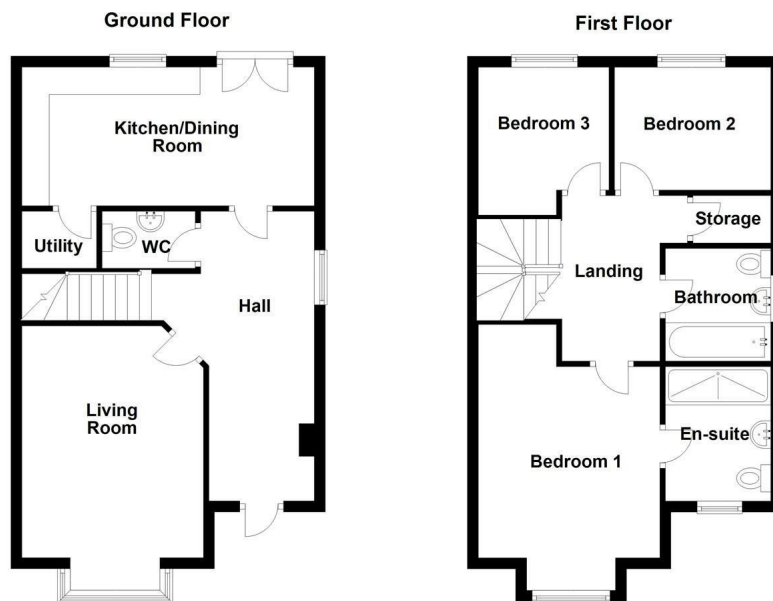
Rear - Fully enclosed with area in lawn, paved area, area in decking, patio, raised beds, outside tap, light and socket, gate for bin access.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.

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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