

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 SEAHILL PARK, DONAGHADEE,  
BT21 0SL**

**OFFERS AROUND £214,950**





Located in a popular residential development 12 Seahill Park is a well presented townhouse in Donaghadee. The property is a short distance from local amenities, schools, main arterial routes and the picturesque Harbour and seafront.

As you enter the home, you are greeted by a spacious hallway, downstairs w/c and built in storage, ideally situated for cloak space. The living room has a feature fireplace and has double door through to the open plan kitchen/dining room which flows through to the conservatory, allowing natural light to flood the space.

On the first floor the property offers three double bedrooms, master with built in storage, a spacious hot press and family bathroom comprising of four piece white suite. Additionally, the property benefits from oil-fired heating, and double glazed windows.

Externally, the property has a fully enclosed rear garden and to the front a large driveway in stones, with ample space for multiple vehicles.

This townhouse will attract a wide variety of potential clients for first-time buyers, to growing families, those looking to downsize and investors alike. Early viewing recommended for an excellent property.

## Key Features

- Located In Popular Residential Area In Donaghadee, Easily Accessible To Amenities, Schools, Main Arterial Routes And The Seafront
- Two Reception Rooms, One With Open Fireplace
- Spacious Open Plan Kitchen/Dining Room With Space For Appliances
- Family Bathroom And Downstairs w/c Comprising Of White Suite
- Three Double Bedrooms, Master With Built In Storage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Fully Enclosed Rear Garden, To The Front Large Driveway With Space For Multiple Vehicles
- The Property Attracts A Wide Variety Of Potential Clients From, First Time Buyers, To Downsizers, To Investors Alike.
- Early Viewing Recommended



## Accommodation Comprises

### Hallway

Space for storage under stairs, built in storage, tiled flooring.

### W/C

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

### Living Room

12'8" x 11'6"

Open fireplace, tiled hearth, iron surround and wooden mantle, wood effect laminate flooring.

### Kitchen / Dining

24'0" x 8'8"

Fitted kitchen, range of high and low level units, laminate effect work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, plumbed for dish washer, space for fridge freezer, four ring electric hob, integrated oven, stainless steel extractor hood, tiled flooring, space for dining and double doors leading to conservatory.

### Conservatory

11'5" x 10'3"

Tiled flooring, double door to enclosed rear garden.

### First Floor

### Landing

Hot press with storage, loft access.

### Bedroom 1

12'8" x 11'7"

Double bedroom, built in storage, wood effect laminate flooring.

### Bedroom 2

11'10" x 11'6"

Double bedroom, wood effect laminate flooring.

### Bedroom 3

11'10" x 8'8"

Double bedroom, wood effect laminate flooring.

### Bathroom

White suite comprising, panelled bath with mixer tap, shower enclosure, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, tiled flooring, part tiled walls, part panelled walls, velux style window and extractor fan.

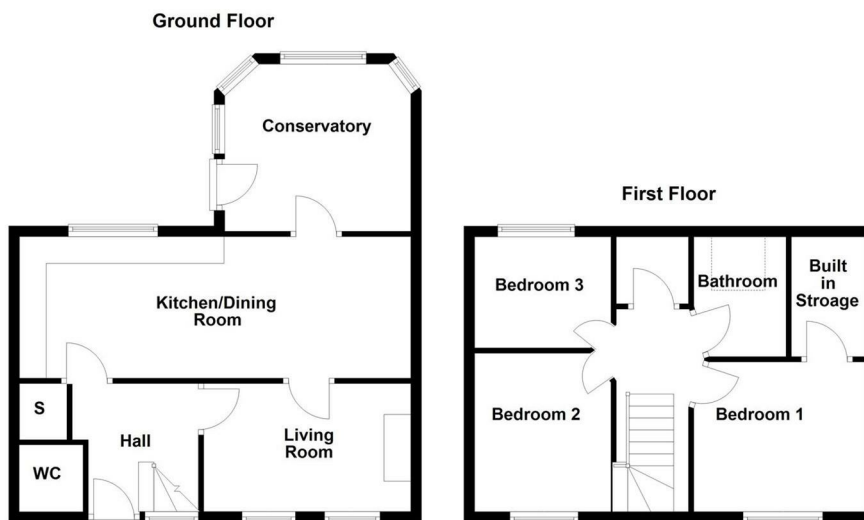
### Outside

Front - Driveway in stones with space for multiple vehicles, paved ramp to front door, side access for bins.

Rear - Fully enclosed, area in stones, area in decking, area in patio, area in artificial lawn, space for shed, oil fired boiler, oil tank, side access for bins, outside tap and light.







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