

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 CANNYREAGH ROAD,
DONAGHADEE, BT21 0AU**

OFFERS OVER £129,950



31 Cannyreagh Road is a well-maintained three-bedroom mid-terrace home, offering stylish and modern accommodation within walking distance of Donaghadee town centre, the harbour, promenade, and a range of local amenities.

The property comprises a comfortable lounge with a wood-burning stove, a spacious modern kitchen with dining area and integrated appliances, three bedrooms, and a contemporary bathroom suite.

Externally, there is a generous enclosed rear yard complete with space for a garden shed, providing a private and practical outdoor space.

Ideal for first-time buyers, investors, or downsizers alike, this property combines convenience, comfort, and charm in one of Donaghadee's most popular locations.

Early viewing recommended.



Key Features

- Spacious Mid Terrace Located Within Popular Residential Area
- Living Room With Feature Log Burning Stove
- Open Plan Kitchen/Dining And Plumbed For Appliances
- Three Double Bedrooms All With Built In Storage
- Family Bathroom Comprising Of White Suite
- GFCH And Double Glazed Windows
- Fully Enclosed Rear Garden With Parking To Front And Rear
- Early Viewing Recommended



Accommodation Comprises :

Hall

Solid wood flooring.

Living Room

13'9" x 14'3"

Slate hearth, brick surround and wooden mantle, solid wood flooring.

Kitchen

17'2" x 10'1"

Fitted kitchen with range of high & low level units, laminate effect work surface, inset double ceramic sink with mixer tap, plumbed for washing machine & tumble dryer, plumbed for American style fridge/freezer, integrated oven, four ring gas hob, black extractor hood, tiled flooring, part tiled walls, recessed lights, space for dining, back door to enclosed rear garden, storage under the stairs.

First Floor

Landing

Storage & Gas fired boiler.

Bedroom 1

9'1" x 11'11"

Double bedroom, built in storage, wooden flooring.

Bedroom 2

10'7" x 10'3"

Double bedroom, built in storage.

Bedroom 3

8'0" x 8'11"

Built in storage.

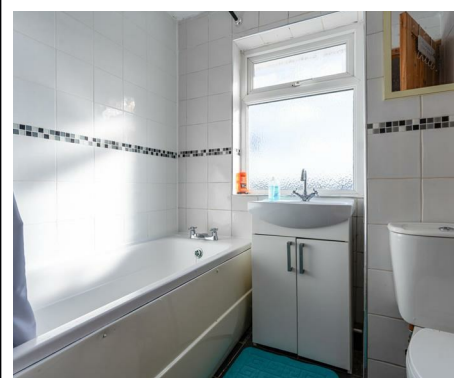
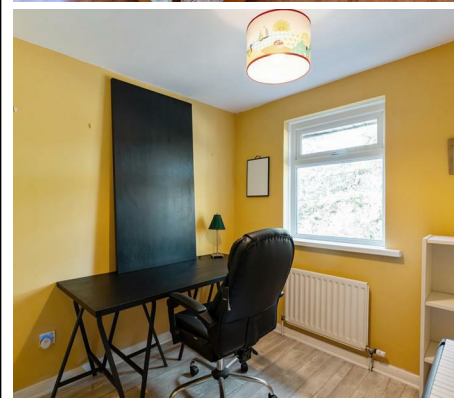
Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, low flush WC, vanity unit with mixer tap & storage, tiled floor, tiled walls, recessed spotlights.

Outside

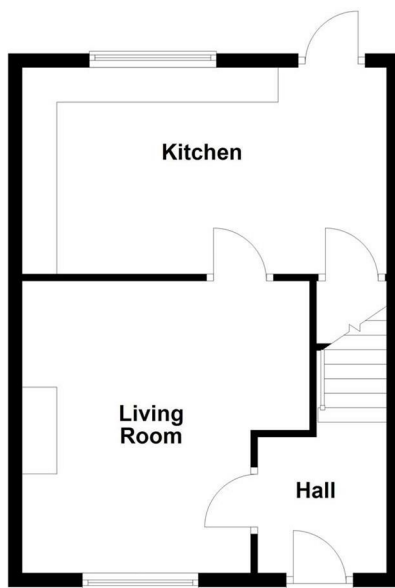
Rear: Fully enclosed, rear access for bin, area in stones, space for storage shed, outside tap & lighting, street parking opposite.

Front: Area in stones, brick paviour path to front door.

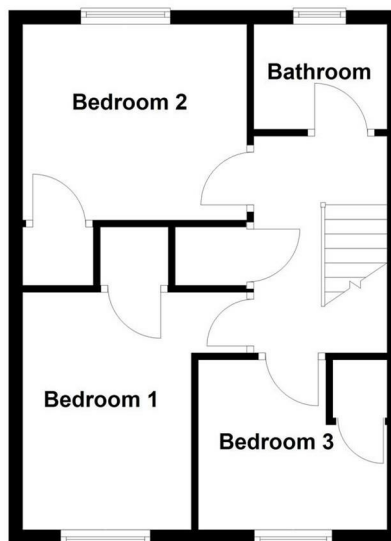




Ground Floor



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	72	75
	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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