

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 EAST STREET, DONAGHADEE,
BT21 0DW**

OFFERS AROUND £75,000



This attractively priced property offers a strong refurbishment opportunity in a popular coastal town. Although it requires upgrading throughout, it already benefits from PVC double glazed windows and gas fired central heating, giving buyers a solid base to modernise to their own taste.

The ground floor features a spacious lounge and dining room measuring 20'3" x 12'1" at its widest points, complete with a brick feature fireplace, tiled hearth, and wood laminate flooring. The kitchen, 14'6" x 7'1" at its widest, includes a range of high and low level units, laminate work surfaces, a stainless steel sink with mixer taps, built-in under oven, ceramic hob, integrated extractor hood, plumbing for a washing machine, the gas boiler, a breakfast bar, and partly tiled walls.

Upstairs, the landing leads to two well-proportioned bedrooms. Bedroom one measures 11'4" x 11'2", while bedroom two extends to 14'7" x 7'1" at its widest and includes the hotpress. The shower room offers a white suite with a large built-in shower cubicle and sliding door, pedestal wash hand basin with mixer taps, low flush WC, PVC-panelled wall cladding, and extractor fan.

Outside, the property includes an enclosed rear yard, providing a private outdoor area.

A competitively priced home with excellent potential for those seeking a renovation project in Donaghadee.

Key Features

- End Terrace Property Close To Donaghadee Harbour and various amenities
- Spacious lounge/dining room with brick fireplace and laminate flooring
- Kitchen with units, worktops, built-in oven, hob, extractor and breakfast bar
- Two bedrooms and first floor shower room
- Enclosed rear yard offering private outdoor space
- Features PVC double glazed windows and gas fired central heating
- Requiring refurbishment but with excellent potential in Donaghadee Town Centre
- No onward chain



Accommodation

Comprises:

Lounge / Dining Room

20'3 x 12'1

(at widest points) Brick feature fireplace with tiled hearth. Wood laminate flooring.

Kitchen

14'6 x 7'1

(at widest points) Range of high and low level units with laminate work surfaces, inset oven and a quarter bowl stainless steel sink unit with mixer taps, built in under oven, ceramic hob, integrated extractor hood, plumbed for washing machine, gas fired boiler, breakfast bar and partly tiled walls.

First Floor

Landing

Bedroom 1

11'4 x 11'2

Bedroom 2

14'7 x 7'1

(at widest points) Hotpress.

Shower Room

White suite comprising large built in shower cubicle with built in shower, sliding shower door, pedestal wash hand basin with mixer taps, low flush wc, PVC panelled wall cladding and extractor fan.

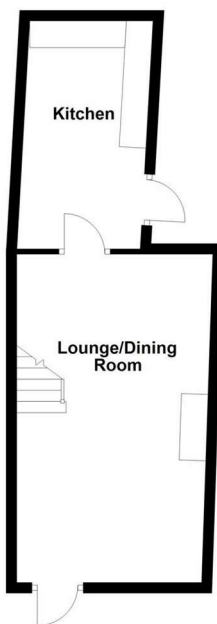
Outside

Enclosed rear yard.





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		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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