

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 ST ANNES WOOD,
DONAGHADEE, BT21 0RL**

OFFERS AROUND £210,000



St Annes Wood is a very popular development in Donaghadee, located just off the Millisle Road and within minutes of the wide range of amenities the town has to offer and the beautiful promenade and sea front. It is a small development consisting of well built homes, landscaped areas and has an overall feel that is modern and exclusive.

The current owners have decorated throughout to a high standard and the house is bright and spacious with well proportioned rooms offering a fantastic family home to a variety of purchasers.

On the ground floor there is a good sized living room with open fireplace, wc with white suite and an open plan kitchen/dining room with modern units and double door access to the rear garden. The first floor has three good sized bedrooms, modern family bathroom, linen cupboard and access to the roofspace. There are two parking spaces to the front of the house and a fully enclosed rear garden with area in lawn and paved seating section.

Early viewing is highly recommended for this well maintained townhouse in a great location.



Key Features

- Well Presented Home With Modern Finishes Throughout, Situated In The Popular St Annes Wood Development.
- Bright Living Room Featuring Open Fireplace.
- Contemporary Fitted Kitchen With Excellent Storage And Workspace.
- Gas Fired Central Heating With Combi Boiler.
- Convenient Ground Floor W/C and Additional Under Stair Storage.
- Three Bedrooms Including Principal With Ensuite Shower Room.
- Family Bathroom With Modern White Suite.
- Driveway With Space for Multiple Vehicles, Enclosed Rear Garden With Paved Area and Area In Lawn.



Accommodation Comprises

Entrance Hall

Wood laminate flooring, built in storage under stairs.

Living Room

13'3" x 11'11"

Open fireplace with marble hearth, iron surround and marble mantle, wood laminate flooring.

Kitchen / Dining Area

17'7" x 9'4"

Modern fitted kitchen with range of high and low level units, laminate work surfaces, single drainer one and a quarter bowl stainless steel sink unit with mixer taps, four ring gas hob, built in oven, built in stainless steel extractor fan and hood, larder cupboard, integrated oven, partially tiled walls, space for fridge freezer, herring bone wood laminate flooring, double doors to enclosed rear garden.

Downstairs WC

White suite comprising low flush wc, pedestal wash hand basin with mixer taps and tile splash back, extractor fan, gas fired boiler and built in storage.

First Floor

Landing

Built in storage, loft access, partially floored, ladder and light.

Bedroom 1

12'11" x 12'0"

Double bedroom

Ensuite

White suite comprising, corner shower enclosure, wall mounted over head shower, sliding doors, pedestal wash hand basin with mixer tap and tile splashback, low flush wc, extractor fan, partially tiled walls.

Bedroom 2

9'4" x 7'11"

Bedroom 3

9'4" x 9'4"

Bathroom

White suite comprising panelled bath with mixer taps, low flush wc, pedestal wash hand basin with mixer taps and tiled splashback and extractor fan.

Outside

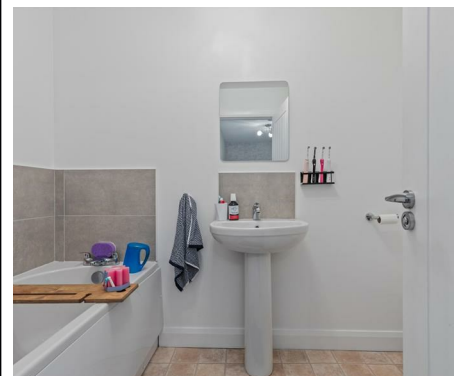
Front - Parking space for two vehicles.
Rear - Fully enclosed with paved area with raised area in lawn, rear access for bins, tap and light.

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.

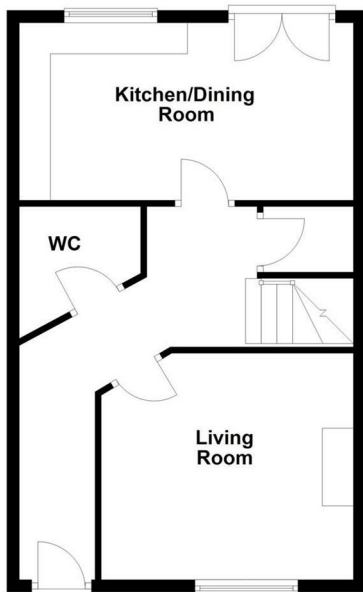
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

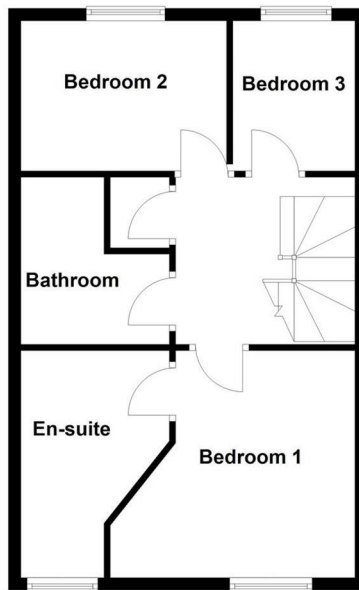




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	86
(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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