

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**3 ROCKLYN WAY,  
DONAGHADEE, BT21 0GD**

**OFFERS OVER £269,950**

3 Rocklyn Way, Donaghadee is a beautifully presented modern home extending to approximately 1,356 sqft, offering bright, spacious and well planned accommodation ideal for modern family living. The property benefits from gas fired central heating and double glazed windows throughout.

The ground floor comprises a welcoming entrance hall with attractive wood effect tiled floor and a convenient W/C with white suite, wall mounted wash hand basin and extractor fan. The living room is generously proportioned with dual aspect windows providing excellent natural light and wood effect tiled flooring. The modern kitchen offers a range of high and low level units, laminate work surfaces, one and a quarter inset sink with mixer tap, integrated dishwasher, larder cupboard, space for fridge/freezer and range cooker with stainless steel extractor hood. The gas fired boiler is neatly enclosed and kickboard lighting adds a contemporary finish. There is ample space for dining and double patio doors lead to the enclosed rear garden. A separate utility room is plumbed for a washing machine.

Upstairs, the landing includes built in storage. Bedroom one is a spacious double room with ensuite shower room comprising shower enclosure with overhead shower, pedestal wash hand basin, low flush W/C, heated towel rail and partially tiled walls. Bedrooms two and three are also well proportioned doubles. The main bathroom comprises a white suite including panelled bath, pedestal wash hand basin, low flush W/C, corner shower enclosure with overhead shower, heated towel rail, partially tiled walls and extractor fan.

Externally, the front and side are finished in stones with a patio walkway surrounding the house. The fully enclosed rear garden includes artificial lawn, patio area, outside hot and cold taps, outside sockets and lighting, storage space and side gate access for bins. A tarmac driveway provides off street parking.



## Key Features

- Beautifully Presented Modern Home Extending To Approximately 1,356 Sqft With Gas Fired Central Heating And Double Glazed Windows.
- Spacious Living Room With Dual Aspect Windows And Wood Effect Tiled Flooring.
- Separate Utility Room Plumbed For Washing Machine With Extractor Fan.
- Main Bathroom With White Suite Including Bath And Separate Corner Shower Enclosure.
- Early Viewing Recommended
- Welcoming Entrance Hall With Wood Effect Tiled Floor And Ground Floor W/C With White Suite.
- Modern Kitchen With Mixture Of Integrated And Space For Appliances
- Three Well Proportioned Double Bedrooms, Including Principal Bedroom With Ensuite Shower Room.
- Fully Enclosed Rear Garden With Artificial Lawn And Patio, Plus Tarmac Driveway With Off Street Parking



### Accommodation Comprises

#### Entrance Hall

Wood effect tiled floor.

#### W/C

White suite comprising, wall mounted wash hand basin with mixer tap, wood effect tiled floor, extractor fan.

#### Living Room

16'9" x 14'3"

Wood effect tiled floor, dual aspect windows.

#### Kitchen

16'9" x 11'7"

Modern kitchen, range of high and low level units, laminate work surfaces, one and a quarter inset sink with mixer tap and drainer, integrated dishwasher, larder cupboard, space for fridge/freezer, space for range cooker, stainless steel extractor hood, encased gas fired boiler, kickboard lighting, wood effect tiled floor, space for dining, double patio doors to enclosed rear garden.

#### Utility

Wood effect tiled floor, plumbed for washing machine and extractor fan.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

11'6" x 10'5"

Double bedroom.

#### Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, extractor fan, partially tiled walls.

#### Bedroom 2

12'0" x 8'9"

Double bedroom.

#### Bedroom 3

12'0" x 7'6"

Double bedroom.

#### Bathroom

White suite comprising, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, corner shower enclosure, wall mounted overhead shower, heated towel rail, partially tiled walls, extractor fan.

#### Outside

Front & Side - Area in stones, patio walkway around the house.

Rear - Fully enclosed, area in artificial lawn, area in patio, space for storage, outside taps both hot and cold, outside sockets and light, side gate for bin access, tarmac driveway with space for two vehicles.

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](http://www.legislation.gov.uk)



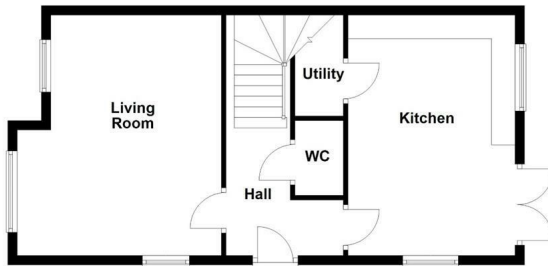




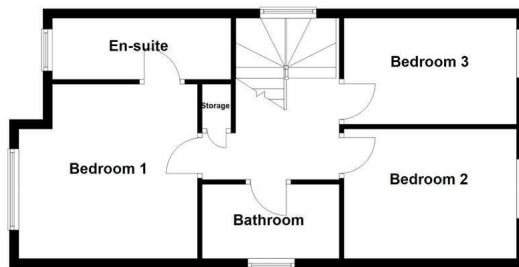




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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.

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