

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 ASHBROOKE,  
DONAGHADEE, BT21 0EY**

**OFFERS AROUND £240,000**



Located within a popular residential area of Donaghadee, 11 Ashbrooke is a well-presented family home extending to approximately 1,259 sq ft and offering comfortable, modern living with attractive rural outlooks to the rear. The property benefits from gas fired central heating and double glazed windows throughout, making it both warm and energy efficient.

The accommodation is thoughtfully laid out and begins with a welcoming entrance hall featuring a tiled floor and useful under-stair storage. The living room is a bright and inviting space with wood laminate flooring, an open fireplace with tiled hearth, iron surround and wooden mantle, complemented by built-in storage and shelving. The modern fitted kitchen is well equipped with mixture of integrated and free standing appliances. The dining area features a tiled floor and double patio doors opening directly onto the enclosed rear garden, ideal for everyday living and entertaining.

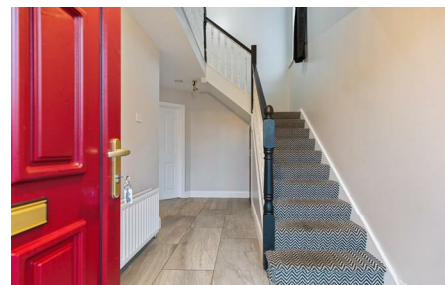
On the first floor, the landing provides additional built-in storage and loft access. There are three well-proportioned double bedrooms, all with wood laminate flooring, with the principal bedroom enjoying built-in storage and pleasant rural views over the surrounding fields. The bathroom is finished with a modern white suite.

Externally, the property continues to impress. To the front is a tarmac driveway with space for two vehicles and a stone area, while to the rear is a fully enclosed garden offering artificial lawn, and a decking space ideal for outdoor entertaining, all enjoying open rural views. A detached, fully insulated garage with up-and-over door, power and light adds further practicality, along with an outside tap, external lighting and side gate for bin access. This is an excellent opportunity to acquire a spacious and versatile home in a sought-after location.



## Key Features

- Well-presented three-bedroom family home extending to approx. 1,259 sq ft
- Gas fired central heating and double glazing throughout
- Modern fitted kitchen with integrated appliances, open to dining area with patio doors
- Enclosed rear garden with artificial lawn, stone areas and decking
- Located in a popular residential area of Donaghadee with rural views to the rear
- Bright living room with open fireplace and built-in storage
- Three double bedrooms, principal bedroom with built-in storage and countryside outlook
- Tarmac driveway for two cars plus detached, fully insulated garage with power and light



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor and storage space under the stairs.

#### Living Room

14'9" x 13'3"

Wood laminate flooring, open fireplace with tiled hearth, iron surround and wooden mantle, built in storage and shelving.

#### Kitchen

11'11" x 10'4"

Modern fitted kitchen, range of high and low level units, laminate work surfaces, one and a quarter ceramic style sink with mixer tap and drainer, space for range cooker, stainless steel extractor hood, plumbed for washing machine, integrated dishwasher, under counter fridge, larder cupboard, tiled floor, part tiled walls and recessed spotlights. Leading through to dining room.

#### Dining Room

10'0" x 9'1"

Tiled floor, double patio doors out onto enclosed rear garden.

#### First Floor

#### Landing

Built in storage and roofspace access.

#### Bedroom 1

12'2" x 10'9"

Double bedroom with wood laminate flooring, built in storage and rural views over surrounding fields.

#### Bedroom 2

13'3" x 11'8"

Double bedroom with wood laminate flooring.

#### Bedroom 3

9'9" x 9'2"

Double bedroom with wood laminate flooring.

#### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, heated towel rail, recessed spotlights and extractor fan.

#### Garage

17'3" x 9'10"

Up and over door, fully insulated detached garage, power and light.

#### Outside

Front - Tarmac driveway with space for two vehicles, area in stones.

Rear - Fully enclosed, area in artificial lawn, area in stones, area in decking with space for entertaining and with rural views over the surrounding fields, outside tap and light, side gate for bin access.

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)











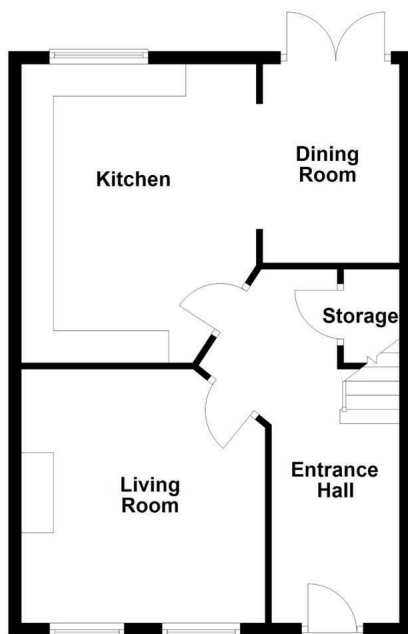




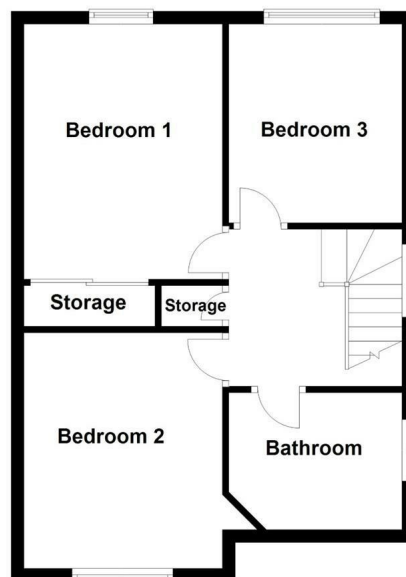




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	66
(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.

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