



**35A HIGH STREET,  
DONAGHADEE, DOWN,**

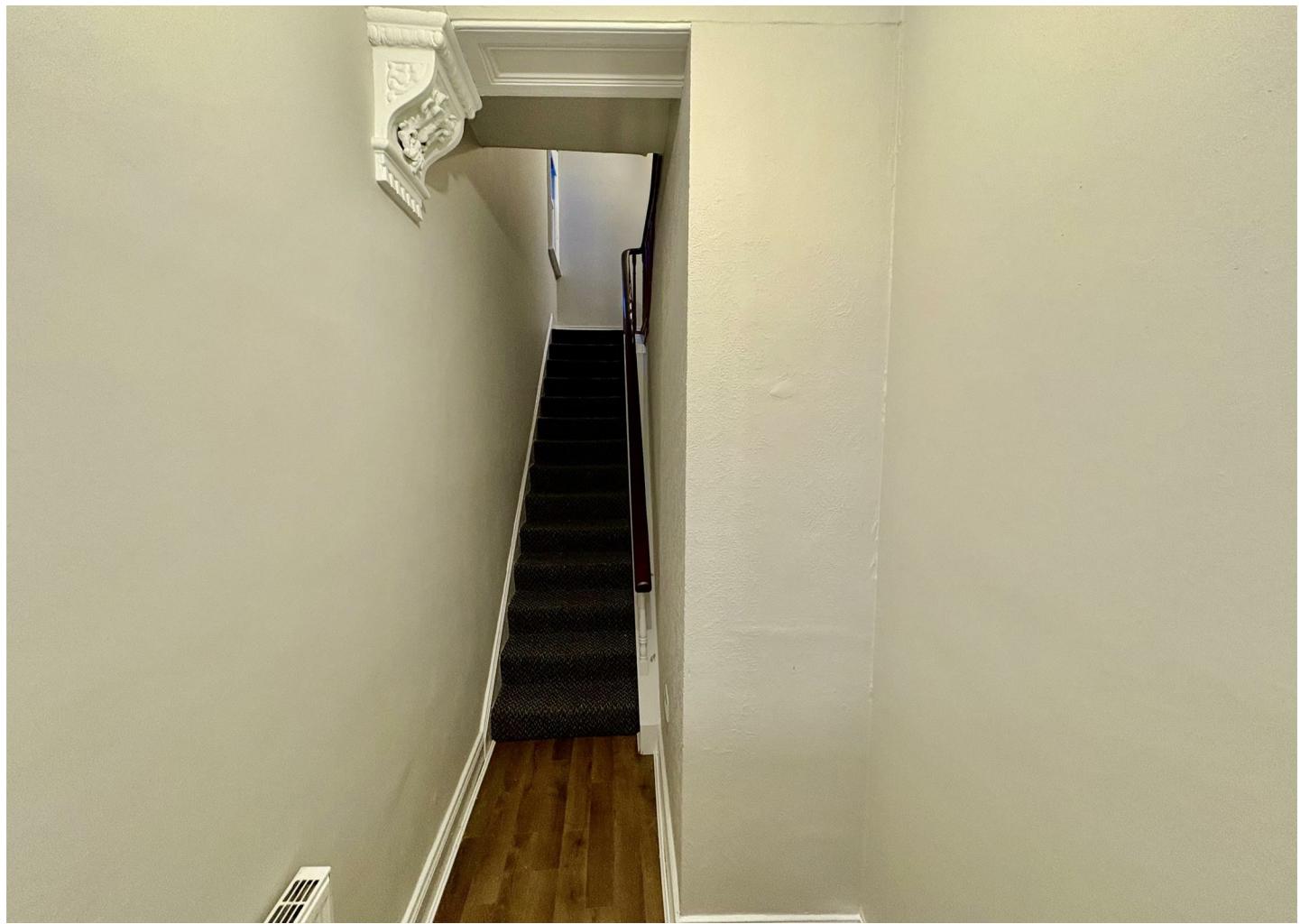
**£950 PER MONTH**

Situated in the heart of Donaghadee's vibrant High Street, this spacious first-floor duplex apartment at 35a High Street offers flexible accommodation across two levels, perfectly positioned close to shops, cafés, the seafront and local amenities. The property benefits from gas fired central heating and double glazed windows throughout, combining comfort with an exceptionally convenient location.

Accessed via a porch with tiled flooring, the apartment opens into an entrance hall with wood laminate flooring. An additional office or cloakroom provides excellent versatility, ideal for home working or storage. The generous living room offers ample space for both relaxing and dining, while the fitted kitchen features a range of high and low level units with laminate work surfaces, breakfast bar, partially tiled walls and integrated appliances including cooker, extractor hood, washing machine and fridge/freezer. The gas fired boiler is neatly enclosed.

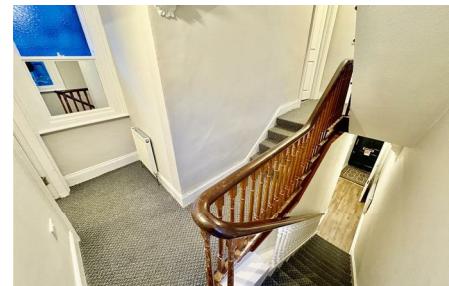
Bedroom One, a well-proportioned double room, is located on the first floor. The second floor hosts two further double bedrooms, both benefiting from eaves storage and Velux style windows, with Bedroom Two also offering built-in sliding wardrobes.

Externally, the property benefits from on-street parking. This well-located duplex apartment represents a rare opportunity to secure a spacious home in one of Donaghadee's most central and sought-after settings.



## Key Features

- First Floor Duplex Apartment
- Spacious Living Room And Office/Cloakroom
- Family Bathroom Comprising Of Four Piece White Suite
- Located In The Heart Of Donaghadee, Close To Amenities, Schools, Main Arterial Routes And The Sea Front
- Three Bedrooms, One With Built In Storage
- Fitted Kitchen With Range Of Appliances
- Gas Fired Central Heating And Double Glazed Windows
- Early Viewing Recommended



### Accommodation Comprises:

#### Entrance Porch

Tiled flooring.

#### Hall

Wood laminate flooring.

#### Landing

#### Bathroom

White suite comprising panelled bath with mixer tap, shower enclosure with wall mounted overhead shower and sliding glass doors, built in storage, low flush w/c, pedestal wash hand basin with tile splashback, heated towel rail and extractor fan.

#### Office/Cloakroom

8'2" x 7'2"

#### Living Room

25'6" x 11'3"

#### Kitchen

11'4" x 8'1"

Fitted kitchen with range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, cooker, stainless steel extractor hood, washing machine, fridge/freezer, breakfast bar, encased gas fired boiler, partially tiled walls.

#### Bedroom 1

11'3" x 9'7"

Double bedroom.

### Second Floor

#### Bedroom 2

12'7" x 11'4"

Eaves storage, built in sliding wardrobes, velux style window.

#### Bedroom 3

12'5" x 11'10"

Double with eaves storage and velux style window.











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		
<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?**

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Your home may be repossessed if you do not keep up repayments on your mortgage.

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