

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 CASTLE STREET,  
DONAGHADEE, BT21 0DN**

**£750 PER MONTH**





Located in the heart of Donaghadee, 28 Castle Street is a charming mid-terrace home offering comfortable accommodation with the added benefit of sea and harbour views. The property is fitted with gas fired central heating and double glazed windows throughout.

The accommodation begins with a porch featuring a tiled floor, leading into a spacious open plan living and dining room. This welcoming space is centred around an open fireplace with tiled hearth, iron surround and wooden mantle, creating a warm focal point. To the rear, the modern fitted kitchen is well equipped with a range of high and low level units, laminate work surfaces, stainless steel sink with mixer tap and drainer, integrated oven, four ring electric hob, stainless steel extractor hood and integrated fridge/freezer. Additional features include a heated towel rail, part tiled walls and a rear door opening to the enclosed yard.

On the first floor there are two bedrooms, including a generous double bedroom enjoying attractive views over the sea, the harbour and the Moat. The bathroom is finished with a white suite comprising a panelled bath with mixer tap and shower attachment, glass shower screen, vanity unit with storage, low flush w/c, built-in storage, extractor fan and plumbing for a washing machine, with the gas fired boiler neatly encased.

Externally, the property benefits from on-street parking to the front and an enclosed rear yard with outside tap, light and a rear gate providing convenient bin access. This well positioned home is ideal for those seeking a central location close to Donaghadee's amenities and coastline.



## Key Features

- Semi-Detached Property With Undisturbed Views Of Donaghadee Harbour And The Moat
- Open Plan Living/Dining Room
- Modern Fitted Kitchen With Appliances
- Two Bedrooms
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Easily Accessible To The Town, Amenities And Seafront
- Early Viewing Recommended



### Accommodation Comprises:

#### Entrance Porch

Tiled flooring.

#### Living/Dining Room

20'9" x 11'3"

Decorative fireplace with tiled hearth, cast iron surround and wooden mantle.

#### Kitchen

8'1" x 7'6"

Modern fitted kitchen with a range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring electric oven, stainless steel extractor hood, integrated fridge/freezer, heated towel rail, part tiled walls, back door to enclosed rear yard.

#### First Floor

#### Landing

#### Bedroom 1

11'1" x 11'0"

Double bedroom with views of the sea, the Harbour and The Moat.

#### Bedroom 2

8'11" x 6'2"

#### 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, built in storage, plumbed for washing machine, extractor fan and encased gas fired boiler.

#### Outside

Front - On street parking.

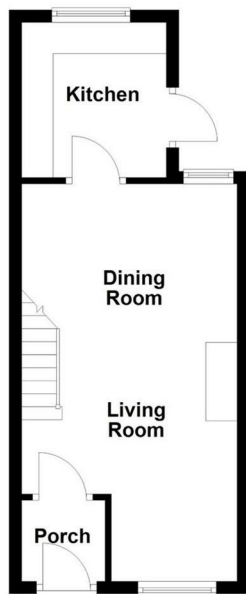
Rear - Enclosed rear yard, outside tap and light, back gate for bin access.







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>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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