

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 SCHOOLHOUSE BRAE,
DONAGHADEE, BT21 0DF**

OFFERS AROUND £200,000



Situated in the heart of Donaghadee town centre, 19 Schoolhouse Brae offers an excellent opportunity to enjoy coastal living with every amenity quite literally on your doorstep. Cafés, shops, the harbour and seafront are all within easy walking distance, making this a superb choice for those seeking convenience in a vibrant seaside setting.

The property provides well-presented accommodation comprising entrance hall with built-in storage and hot press, a modern shower room fitted with a contemporary white suite, two double bedrooms with built-in storage, and a comfortable living room featuring a fireplace and additional storage. A separate dining room leads through to a galley-style kitchen with a range of fitted units and space for everyday appliances. A rear porch provides access to the enclosed yard.

Externally, the home benefits from both front and rear courtyards a particularly attractive feature in such a central location. The front offers a paved patio area with mature planting, while the enclosed rear yard includes patio space and access to a communal laneway.

A low-maintenance home in a prime town location, ideal for those seeking convenience, charm and outdoor space in the centre of Donaghadee.



Key Features

- Detached Two Bedroom Bungalow In The Heart Of Donaghadee Town Centre
- Within Walking Distance To Cafés, Shops, Harbour And Seafront
- Bright Living Room With Feature Fireplace
- Separate Dining Room Leading To Galley-Style Fitted Kitchen
- Modern Shower Room With Contemporary White Suite
- Oil Fired Central Heating
- Enclosed Front And Rear Courtyards With Patio Areas And Rear Laneway Access
- One Private Parking Space Within The Communal Parking Area.
- No Onward Chain



Accommodation Comprises

Hall

Built in storage/ Hot press

Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, sliding glass doors, low flush w/c, vanity unit with mixer tap and storage, heated towel rail, recessed spotlights, tiled floor, part tiled walls.

Bedroom 1

12'5" x 8'9"

Double bedroom, built in sliding robes.

Bedroom 2

11'8" x 8'8"

Double bedroom, built in storage, sliding wardrobes.

Kitchen

11'7" x 4'11"

Galley style kitchen, range of high and low level units, laminated work surfaces, single stainless steel sink with mixer tap and drainer, partially tiled walls, plumbed for washing machine, four ring electric hob, integrated grill and oven, integrated extractor fan, larder cupboard, space for fridge, tiled floor.

Dining Room

11'8" x 8'7"

Living Room

12'9" x 11'8"

Feature fireplace with electric inset, tiled hearth, brick surround and wooden mantle, built in storage.

Rear Porch

Tiled floor, back door to enclosed rear garden.

Outside

Enclosed rear yard, area in patio, area in raised beds with mature shrubs, back gate to communal lane way, oil tank, Boiler house, oil fired boiler and storage. Front yard: area in patio, raised bed with mature shrubs and hedging, gate access onto communal laneway.

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.

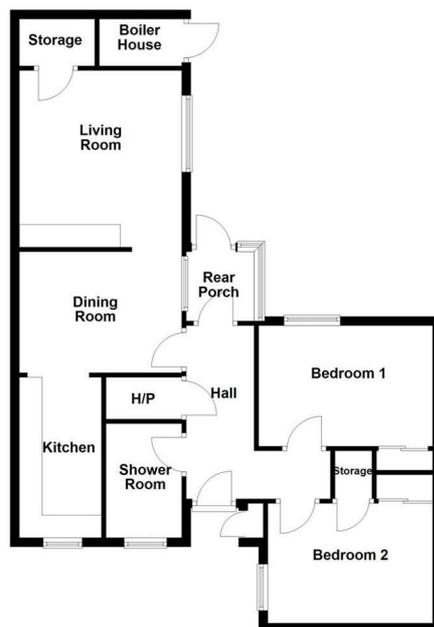
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(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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