

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 ERINDEE CLOSE,
DONAGHADEE, BT21 0NS**

OFFERS AROUND £210,000



22 Erindee Close, is a well-presented three bedroom home offering bright, spacious accommodation and excellent outdoor space, ideal for a range of purchasers. The property benefits from uPVC double glazing throughout and a newly installed gas fired combi boiler.

Internally, the accommodation comprises a welcoming entrance hallway with built-in storage and access to the roof space. The living room is generously proportioned and features a charming open fireplace with wooden mantle and tiled hearth.. The kitchen is fitted with a modern range of high and low level units with laminate work surfaces, an inset stainless steel sink, and a four-ring induction hob with integrated oven and extractor hood. It is plumbed for both a washing machine and dishwasher, offers space for a fridge/freezer, and benefits from dual aspect windows and access to the rear garden.

The bathroom is fitted with a white suite including a low flush WC, pedestal wash hand basin, and a panelled bath with mixer tap and overhead electric shower, finished with tiled walls and vinyl flooring. There are three well-proportioned bedrooms, two of which are doubles, with the principal bedroom benefiting from built in storage.

Externally, the front of the property is laid in lawn with mature shrubs and hedging, along with a tarmacked area providing off-street parking. The enclosed rear garden offers a private and relaxing space with a patio and covered seating area, as well as additional lawn and mature planting.

This is a fantastic opportunity to acquire a comfortable home with great potential in a desirable residential location with no onward chain.



Key Features

- Semi detached bungalow, located in highly sought after residential development
- Spacious living room with open fireplace, wooden mantle and corniced ceiling
- Modern fitted kitchen with integrated oven, induction hob and space for appliances
- Three bedrooms, master with built in wardrobes
- Family shower room comprising of white suite
- Enclosed rear garden with patio, covered seating area and additional lawn
- Newly installed gas fired combi boiler and double glazed windows
- Early viewing recommended with no onward chain



Accommodation Comprises:

Entrance Hallway

Built in storage and access to roof space.

Living Room

12'2" x 20'0"

Open fireplace with wooden mantle and tiled hearth, corniced ceiling and frontal aspect.

Kitchen

10'11" x 15'8"

Modern range of high and low level units, laminate effect work surfaces, inset stainless steel sink with drainer and mixer tap, plumbed for washing machine, plumbed for dishwasher, 4 ring induction hob with integrated oven and extractor hood, part tiled walls, space for fridge/freezer, vinyl flooring, access to the rear, dual aspect and gas fired boiler.

Bathroom

White suite comprising low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and overhead electric shower, glass shower screen, tiled walls and vinyl flooring.

Bedroom 1

8'10" x 13'11"

Double bedroom, built in storage and rear aspect.

Bedroom 2

8'0" x 11'10"

Double bedroom and dual aspect.

Bedroom 3

7'10" x 8'3"

Outside

Front - Area in lawn, area in mature shrubs and hedging and tarmacked area for parking.

Rear - Area in patio with covered seating area, area in mature shrubs and hedging and area in lawn.

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.

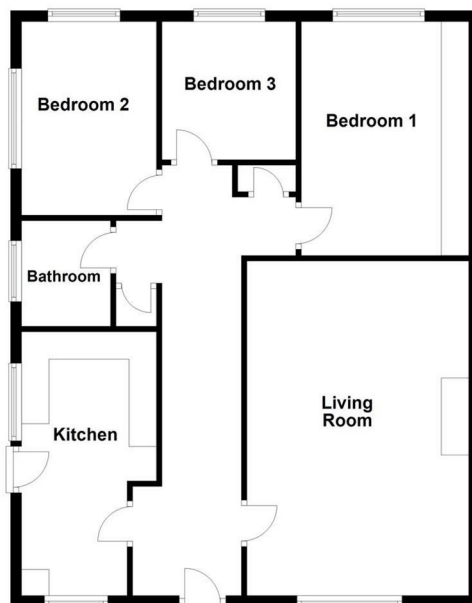
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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			
(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.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX ©Ulster Property Sales is a Registered Trademark