

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 ROCKLYN DRIVE,
DONAGHADEE, BT21 0FP**

OFFERS AROUND £219,950



9 Rocklyn Drive, is a semi-detached home offering modern, well-presented accommodation ideal for a range of buyers, with no chain. Benefiting from gas fired central heating and double glazed windows, the property combines comfort with energy efficiency throughout.

The ground floor comprises a welcoming entrance hall with tiled flooring, leading into a bright living room, complete with recessed spotlights, an electric fireplace and double doors opening into the kitchen. The kitchen, is fitted with a contemporary range of high and low level units, laminate work surfaces and a single stainless steel sink with mixer tap and drainer. Integrated appliances include a fridge/freezer, oven, five ring gas hob, stainless steel extractor hood and dishwasher, while the encased gas boiler, recessed lighting and tiled floor add practicality and style. There is ample space for dining and double patio doors provide direct access to the enclosed rear garden. A useful utility room, plumbed for appliances, and a ground floor W/C with modern white suite complete the ground floor.

Upstairs, the landing offers built-in storage. The principal bedroom, is a well-proportioned double room with an ensuite shower room featuring a modern white suite, sliding glass doors and heated towel rail. Bedroom two, is another double room, while bedroom three, is ideal as a single bedroom, nursery or home office. The main bathroom includes a panelled bath with shower attachment, glass screen, pedestal wash hand basin and low flush W/C, complemented by tiled flooring and partially tiled walls.

Externally, the front of the property offers a tarmac driveway with space for multiple vehicles and a lawn area. The fully enclosed rear garden features both lawn and patio areas, along with an outside tap, light and side gate access, making it ideal for outdoor entertaining and family use.



Key Features

- Semi-Detached Home In A Popular Residential Location, Offering Modern, Well-Presented Accommodation, Attracting A Wide Variety Of Potential Clients
- Bright Living Room With Recessed Spotlights, Electric Fireplace And Double Doors To Kitchen
- Contemporary Fitted Kitchen With Integrated Appliances, Dining Space And Patio Doors To Rear Garden
- Ground Floor Utility Room And Separate W/C With Modern White Suite
- Three Bedrooms, Including Principal With Ensuite Shower Room And One With Built In Storage
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And Double Glazed Windows For Comfort And Energy Efficiency
- Tarmac Driveway With Space For Multiple Vehicles And Fully Enclosed Rear Garden With Lawn And Patio Areas
- No Onward Chain



Accommodation Comprises

Entrance Hall

Tiled floor.

Living Room

16'5" x 11'7"

Recessed spotlights, electric fireplace, double doors through to kitchen.

Kitchen

12'4" x 11'7"

Modern fitted kitchen with range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated fridge/freezer, integrated oven, five ring gas hob, stainless steel extractor hood, integrated dishwasher, encased gas fired boiler, space for dining, recessed spotlights, tiled floor, double patio doors to enclosed rear garden.

Utility

6'0" x 3'1"

Tiled floor, plumbed for appliances and extractor fan.

W/C

White suite comprising, wall mounted wash hand basin with mixer tap, tiled floor and extractor fan.

First Floor

Landing

Built in storage.

Bedroom 1

11'7" x 9'7"

Double bedroom.

Ensuite Shower Room

White suite comprising, shower enclosure, wall mounted overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, tiled floor, partially tiled walls and extractor fan.

Bedroom 2

12'3" x 7'8"

Double bedroom.

Bedroom 3

8'7" x 7'1"

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, partially tiled walls, tiled floor and extractor fan.

Outside

Front - Tarmac driveway with space for multiple vehicles, area in lawn.

Rear - Fully enclosed, area in lawn, area in patio, outside tap and light, side gate for bin access.

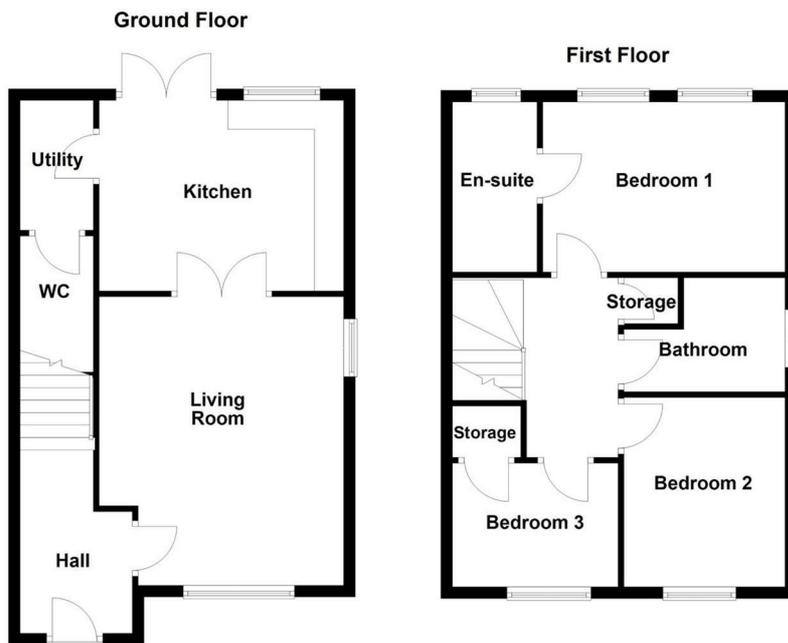
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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





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

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