

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 GARRET ROCKS,  
DONAGHADEE, BT21 0JR**

**OFFERS AROUND £224,950**

Located within a popular residential area, 11 Garret Rocks, Newtownards is a well-presented three bedroom semi-detached home offering bright, practical accommodation and a superb west-facing rear garden.

The ground floor comprises a welcoming entrance hall with tiled flooring and useful under stair storage. The spacious lounge features a bay window and an attractive fireplace with carved wooden surround, slate inset and hearth, creating a comfortable and inviting living space.

To the rear, the kitchen/dining area is fitted with a range of high and low level units and offers excellent space for everyday living. It includes integrated appliances, ample room for additional white goods and recessed spot lighting, while a lean-to conservatory provides further versatility and direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with modern ensuite shower room. A contemporary family bathroom completes the first floor, finished with a modern white suite and full tiling.

Externally, the property benefits from a front garden in lawn and a generous driveway laid in decorative stone. The enclosed west-facing rear garden is a standout feature, offering a private space with lawn, timber fencing and a large raised decked area – ideal for outdoor dining and entertaining.

Further benefits include gas fired central heating and PVC double glazed windows.

This is an excellent opportunity for first time buyers, young families or those seeking a well-located home with good outdoor space. Early viewing is recommended.



## Key Features

- Semi-detached home in the popular Edgewater area of Donaghadee
- Kitchen/dining area with range of units and space for appliances
- Principal bedroom with ensuite shower room
- West-facing rear garden with large raised decked area
- Bright lounge with bay window and feature fireplace
- Lean-to conservatory providing additional living space
- Modern family bathroom with white suite
- Gas fired central heating and PVC double glazed windows



### Accommodation Comprises

#### Entrance Hall

Tiled floor and storage downstairs.

#### Lounge

21'3" x 11'8" (into bay)

Bay window. Feature fireplace with carved wood surround, slate inset and hearth.

#### Kitchen / Dining Area

18'9" x 12'7"

Range of high and low level units with laminate work surfaces, composite sink unit with built in drainer and mixer tap, integrated under oven, integrated electric hob, stainless steel extractor fan, space for dishwasher, plumbed for washing machine, space for tumble dryer, space for fridge freezer, partly tiled walls, recessed spotlighting and tiled floor.

#### Lean to Conservatory

8'7" x 6'3"

Door to rear garden. Tiled floor.

#### First Floor

#### Landing

#### Bedroom 1

14'7" x 12'7" at widest points

#### Ensuite Shower Room

Modern white suite comprising built in shower enclosure with overhead shower and glazed shower door, wall mounted vanity unit with mixer tap, low flush wc, feature chrome wall mounted radiator, extractor fan, fully tiled walls and floor.

#### Bedroom 2

11'6" x 10'5"

#### Bedroom 3

11'6" x 8'0"

#### Bathroom

Modern white suite comprising tiled bath with taps, overhead shower and glazed shower screen, vanity unit with mixer tap, low flush wc, fully tiled walls, tiled floor and recessed spotlighting.

#### Outside

Front garden with lawn and generous driveway in decorative stone. West-facing rear garden in lawn, fully enclosed with timber fencing, large raised decked area and space for shed.

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](http://www.legislation.gov.uk)



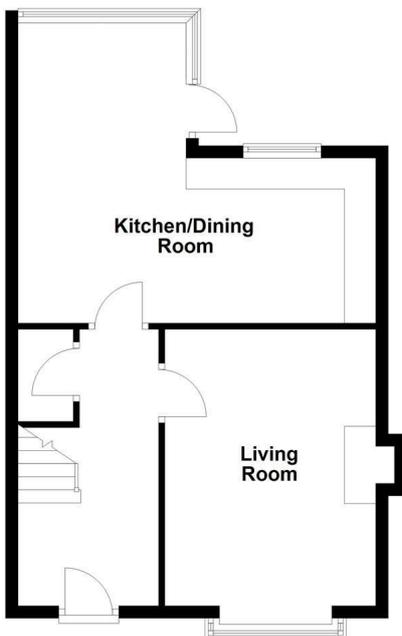




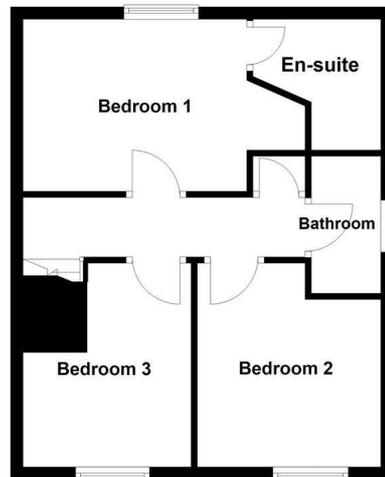




Ground Floor



First 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.

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