

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

41-43 High Street, Donaghadee, BT21  
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**98 ASHFIELD DRIVE,  
DONAGHADEE, BT21 0AT**

**OFFERS OVER £139,950**

This beautifully presented mid-terrace property is 1205sqft and offers bright, modern accommodation throughout and has been thoughtfully upgraded by the current owners, making it ideal for a wide range of buyers, from investors, to first time buyers to downsizers alike.

Internally, the property comprises a welcoming entrance hall leading to a comfortable living room. The contemporary fitted kitchen provides an excellent range of units, integrated appliances and space for dining. A separate utility room offers additional storage and direct access to the enclosed rear garden. The ground floor is further complemented by a versatile fourth bedroom and a stylish shower room fitted with a modern white suite.

On the first floor, there are two well-proportioned double bedrooms, both benefiting from built-in storage, along with a family bathroom finished with a contemporary white suite and quality fittings.

Externally, the property enjoys a fully enclosed front garden laid in lawn with new fencing and a paved patio area, while the rear garden has been upgraded with paving and stone for ease of maintenance, creating a private outdoor space.

The home has undergone significant improvements in recent years, including a full rewire, upgraded insulation, new radiators throughout, a smart heating thermostat, new electrical board, and updated smoke and heat detectors. The kitchen, bathrooms, flooring and finishes have also been modernised, ensuring a turnkey property ready for immediate occupation.



## Key Features

- Beautifully Presented Mid-Terrace home, 1205 Sqft. Attracting A Wide Variety Of Potential Clients, From Investors, First-Time Buyers, Or Downsizers.
- Contemporary fitted kitchen with integrated appliances and dining space.
- Ground floor includes a versatile fourth bedroom and a modern shower room.
- Oil Fired Central Heating And Double Glazed Windows
- Enclosed front garden with lawn, new fencing, and paved patio; low-maintenance rear garden with paving and stone.
- Bright, Modern Interior With A Welcoming Entrance Hall And Comfortable Living Room.
- Separate utility room with extra storage and access to the enclosed rear garden.
- First Floor Offers, Three Bedrooms All With Built In Storage And Family Bathroom Comprising Of Modern White Suite
- Recently Upgraded Throughout Including Rewire, Insulation, New Radiators And Modern Interiors.



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Living Room

14'3" x 12'6"

Wood laminate flooring.

#### Kitchen

12'0" x 10'2"

Modern fitted kitchen, range of high and low level units, laminated work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, integrated oven, four ring electric hob, integrated washing machine and dishwasher, space for dining, recessed spotlights, wood laminate flooring.

#### Utility Room

Wood laminate flooring, range of high level units, back door to enclosed rear garden.

#### Bedroom 4

9'4" x 7'9"

Double bedroom, wood laminated flooring.

#### Shower Room

White suite comprising; walk in, wall mounted overhead shower, glass shower screen, vanity unit with mixer tap and storage, low flush w/c, part panelled walls, recessed spotlights, extractor fan.

#### First Floor

#### Landing

Hot press & storage.

#### Bedroom 1

10'8" x 10'4"

Double bedroom, built in storage.

#### Bedroom 2

11'10" x 8'11"

Double bedroom, built in storage.

#### 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, tiled floor, part tiled walls, recessed spotlights, extractor fan.

#### Outside

Front: Area in lawn, paved walkway to the front door, fully enclosed.

Rear: Fully enclosed, outside tap and light, oil fired boiler, oil tank, area in stones, paved walkway, back gate for rear 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](http://www.legislation.gov.uk)









