

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 HOGSTOWN ROAD,
DONAGHADEE, BT21 0NJ**

OFFERS AROUND £275,000



24 Hogstown Road presents an excellent opportunity for those seeking a property with potential, set within generous grounds, circa 0.5 acre, in a desirable and peaceful location. While the home has been well cared for over the years, it would now benefit from modernisation, offering purchasers the chance to update and add value to suit their own tastes and requirements.

The property is accessed via an entrance hall with wooden flooring, leading to a bright living room featuring an open fireplace with tiled hearth, stone surround and wooden mantle. The kitchen/dining area offers a range of fitted units and space for appliances, with access to a rear porch, and provides a solid foundation for refurbishment or redesign.

The accommodation includes three bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and vanity unit, alongside a shower room fitted with a white suite and built-in storage. While functional, these areas would benefit from upgrading to meet modern standards.

Externally, the property offers a detached garage/workshop with power and light, along with generous gardens to the front, side and rear. The outdoor space is a key feature, with mature trees, shrubs and a large lawn providing excellent scope for landscaping or further enhancement.

Overall, this is an ideal purchase for buyers looking for a project in a sought-after area, with the potential to create a fantastic home in a tranquil yet convenient setting.

Key Features

- Property set on a generous site, circa 0.5 acre within a peaceful and sought-after location, offering excellent potential
- Living room with open fireplace and feature stone surround, requiring modernisation
- Kitchen/dining area with existing units and space for appliances, ideal for refurbishment
- Three well-proportioned bedrooms, including principal with walk-in wardrobe
- Shower room with white suite and built-in storage, in need of updating
- Detached garage/workshop with power and light, offering additional scope
- Front garden with lawn, patio area and mature shrubs
- Spacious side and rear gardens with large lawn, trees and established planting, providing great potential for enhancement



Accommodation Comprises:

Entrance Hall

Wooden floor.

Living Room

16'4" x 11'10"

Open fireplace with tiled hearth, stone surround and wooden mantle.

Kitchen/Dining Area

12'10" x 11'9"

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, space for cooker, extractor hood, space for dining, tiled floor, partly tiled walls and door to rear porch.

Rear Porch

Bedroom 1

9'11" x 9'10"

Walk in wardrobe. Vanity unit with mixer tap, storage and tiled splashback. Hotpress with storage.

Bedroom 2

9'10" x 7'11"

Bedroom 3

7'10" x 9'10"

Built in storage.

Shower Room

White suite comprising shower enclosure with overhead shower and sliding shower doors, low flush wc, vanity unit with mixer tap and storage, built in storage with boiler, tiled floor and partly tiled walls.

Garage/Workshop

14'9" x 16'9"

Up and over door, power and light.

Outside

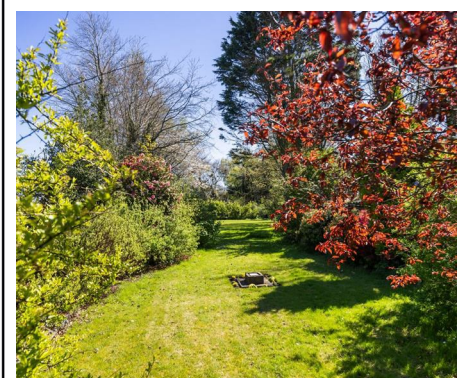
Front: Area in lawn, patio area, area in mature shrubs and hedging.
Side and Rear: Large area of lawn with mature trees and shrubs.

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.

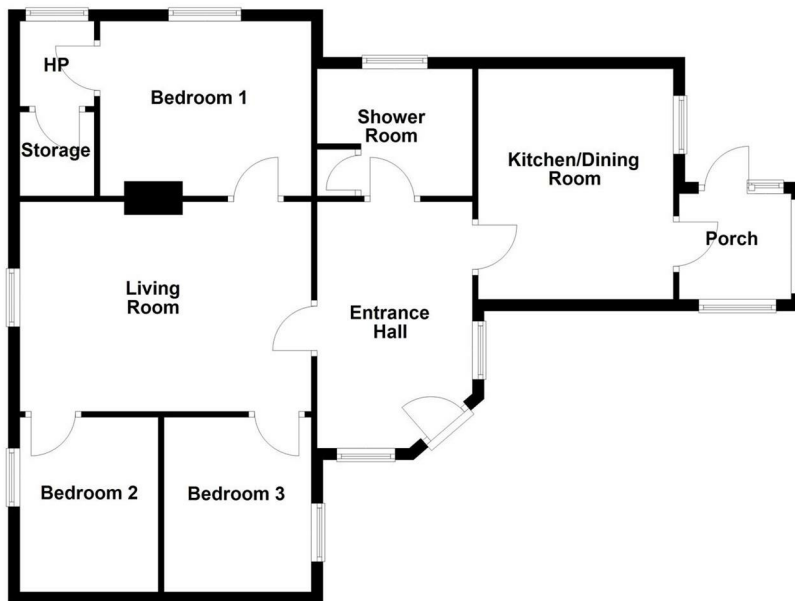
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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			80
(55-68) D			
(39-54) E		40	
(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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