

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

41-43 High Street, Donaghadee, BT21  
0AQ

**028 9188 8000**

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 HIGH TREES CRESCENT,  
DONAGHADEE, BT21 0GT**

**OFFERS AROUND £295,000**

This beautiful home was constructed by the reputable developer Strand Homes in 2022 and benefits from the remainder of its original 10-year NHBC warranty. Offering traditional construction, careful attention to detail and a high-quality finish throughout, the property is beautifully presented and ready for immediate occupation.

Situated within a landscaped cul-de-sac at the front of this popular development, the home enjoys easy access to Donaghadee's vibrant town centre, local businesses, harbour, coastal walks and leisure facilities, while Newtownards and Bangor are also within easy reach.

The accommodation is generous and well planned over two floors, comprising a welcoming entrance hall, guest WC, bright dual aspect living room with feature bay window and gas fire, and a superb open plan kitchen/dining area with quartz work surfaces, integrated appliances and peninsula island. This space opens into an anthracite framed sunroom overlooking the rear garden.

Upstairs there are three double bedrooms, all with built-in wardrobes, including a primary bedroom with ensuite shower room, together with a modern family bathroom.

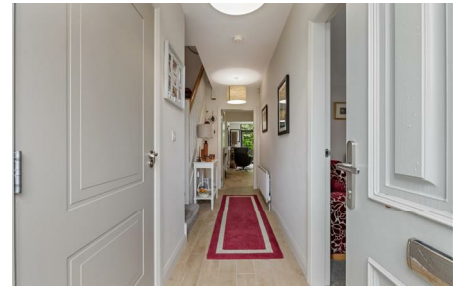
Externally, the property offers a tarmac driveway, attractive front planting, a private enclosed rear garden with patio and lawn, and a detached garage with electric roller door, power, light and useful utility space.

With excellent energy efficiency, stylish finishes and practical upgrades by the current owner, this home will appeal to a wide range of buyers. Early viewing is highly recommended.



## Key Features

- Recently Constructed (Beech) Semi-Detached Home. In The Well Renowned High Trees Development
- Comprehensive Range Of Integrated Appliances
- Three Good Sized Bedrooms, Master With Ensuite Shower Room
- Security Alarm, Gas Fired Central Heating And PVC Double Glazed Windows
- Detached Garage With Utility Space And Fully Enclosed Landscaped Rear Garden
- Attractive Modern Kitchen With Peninsula Island, Open To Sunroom
- Dual Aspect Living Room With Feature Bay Window and Gas Fire
- Ground Floor WC and First Floor Family Bathroom
- Comprehensive TV/Electrical Points, Wired For Virgin Media and BT Openreach Available
- Approx Six Years Remaining Of NHBC Warranty



## Accommodation

### Comprises:

#### Entrance Hall

Tiled wood effect flooring.

#### Guest W/C

White suite comprising wall-mounted WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiled splashback, heated towel rail and extractor fan.

#### Living Room

11'8" x 15'2"

Bright and spacious reception room with dual aspect windows, including a feature front bay. Gas fire with marble hearth and wood effect beam mantle.

#### Kitchen / Dining Area

12'0" x 19'4"

Modern range of high and low level units with quartz work surface and splashback, integrated appliances to include; four ring induction hob, dishwasher, under oven, extractor fan and fridge freezer, peninsula island with space for informal dining, undermounted stainless steel sink unit with mixer taps, pull-out bins, gas fired boiler, larder unit, recessed spotlighting and wood effect tiled floor.  
Open to:

#### Sunroom

11'8" x 11'0"

Wood effect tiled floor, feature column radiator, recessed spotlighting and door to rear garden.

## First Floor

### Landing

Recessed spotlight and access to roofspace.

### Primary Bedroom

10'9" x 12'0"

Built in wardrobes.

### Ensuite

Modern white suite comprising tiled shower enclosure with thermostatically controlled drench dual shower head and folder shower doors, inset shower niche, low flush wc, wall mounted wash hand basin with mixer taps and tiled splashback, tiled floor, extractor fan and heated towel rail.

### Bedroom 2

12'9" x 9'4"

Built in wardrobes.

### Bedroom 3

9'8" x 8'11"

Built in wardrobes.

### Bathroom

White suite comprising panelled bath with mixer tap and tiled surround, overhead thermostatically controlled drench dual shower head and glazed shower screen, low flush wc, wall mounted wash hand basin with mixer taps and tiled splashback, heated towel rail, extractor fan and tiled floor.

## Outside

Front: Tarmac driveway with space for two vehicles, outside tap and light, area in lawn and attractive planting scheme to bedding area.  
Rear: Fully enclosed, private rear garden with paved patio area and area in lawn with attractive buxum hedging and planting.

## Garage

8'10" x 18'8"

Electric roller shutter door, power and light, side door to rear garden. Utility Space - low level units with laminate work surface, space for washing machine and tumble dryer, stainless steel sink with mixer tap.

## Further Information

Approximately £150 per annum. Freehold.

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.

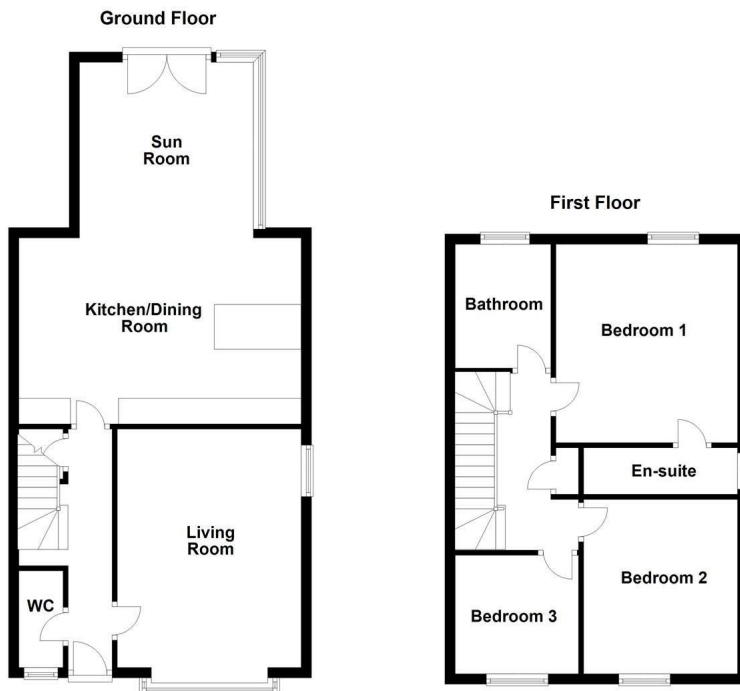
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)











| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 83                      | 83        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | 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