

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 COPELAND POINT,
DONAGHADEE, BT21 0JY**

OFFERS AROUND £315,000

This is the perfect home for anyone hoping to find a substantial detached property in a fantastic development in Donaghadee.

Donaghadee is a thriving coastal town with a good range of amenities including coffee shops, restaurants and independent retailers and with a rich historic background, stunning coastal walks and a growing residential sector, the town is attracting overseas clients, downsizers and young families.

The current owners have maintained this home to a good standard and there is little for any purchaser to do other than sit down and enjoy.

The ground floor comprises living room, sunroom, kitchen/living/dining room, utility room and guest wc as well as good storage.

The first floor has four double bedrooms, primary with ensuite and a modern family bathroom with white suite.

Externally, there are landscaped gardens to front and rear with garden room, areas in lawn, entertaining areas and all enjoying semi rural views over the surrounding farmers' fields.

We anticipate good interest in this spacious home and encourage early viewing to avoid disappointment.



Key Features

- Detached Property In The Popular Edgewater Development in Donaghadee
- Open Plan Kitchen, Living Room, Dining Room And Separate Utility Room
- Four Double Bedrooms, Primary With Ensuite Shower Room
- Landscaped Gardens To Front And Rear And Parking For Multiple Vehicles
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Large Living Room With Open Fireplace And Through To Sunroom
- Ground Floor Guest WC And First Floor Family Bathroom
- On The Outskirts Of The Development With Beautiful Semi Rural Views



Accommodation

Comprises:

Entrance Hall

Tiled flooring, under stair storage, feature radiator cover, feature stair lighting.

Living Room

23'7" x 12'1"

Solid wooden flooring, corniced ceiling, open fireplace with tiled hearth, cast iron inset and carved wooden surround and mantle, recessed spotlighting, double doors to sunroom.

Sunroom

15'5" x 11'5"

Solid wooden flooring, semi rural views, recessed spotlighting, double doors to garden.

Guest WC

White suite comprising corner wall mounted wash hand basin with mixer tap, low flush wc, wall mounted radiator, part tiled walls, tiled flooring, recessed spotlighting.

Kitchen/Living/Dining Room

23'7" x 12'1"

Modern range of high and low level units, laminate work surfaces and up stands, "Indesit" double oven, integrated four ring electric hob with stainless steel extractor fan and hood, integrated dishwasher, one and a quarter stainless steel sink with built in drainer and mixer tap, space for American style fridge/freezer, feature kick board lighting, breakfast bar area with seating and storage, corniced ceiling, recessed spotlighting, open to family area.

Utility Room

16'0" x 6'2"

Range of high and low level units, laminate work surfaces, tiled flooring, part tiled walls, space for tumble dryer, plumbed for washing machine, recessed spotlighting, door to side garden.

First Floor

Landing

Storage with built in shelving and radiator, recessed spotlighting.

Bedroom 1

13'1" x 12'1"

Double room with built in robes, semi rural views, recessed spotlighting, ensuite shower room, access to roofspace.

Ensuite

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, shower enclosure with overhead shower and glazed door, wall mounted radiator, tiled floor, fully tiled walls, extractor fan, recessed spotlighting.

Bedroom 2

13'5" x 12'1"

Double room, built in storage, recessed spotlighting, semi rural views.

Bedroom 3

11'1" x 10'2"

Double room, recessed spotlighting.

Bedroom 4

9'10" x 9'6"

Double room, wood laminate flooring, recessed spotlighting, overlooking front garden.

Bathroom

White suite comprising pedestal wash hand basin with mixer tap, panelled bath with mixer tap, low flush wc, corner shower enclosure with overhead shower and glazed door, wall mounted chrome radiator, recessed spotlighting, fully tiled walls, tiled flooring.

Outside

Front: Driveway in stone with space for multiple vehicles, are in lawn, bedding areas, semi rural views. Rear: garden room with power and light, paved entertaining area, semi rural views, brick paviour area, outside light, outside tap, fully enclosed.



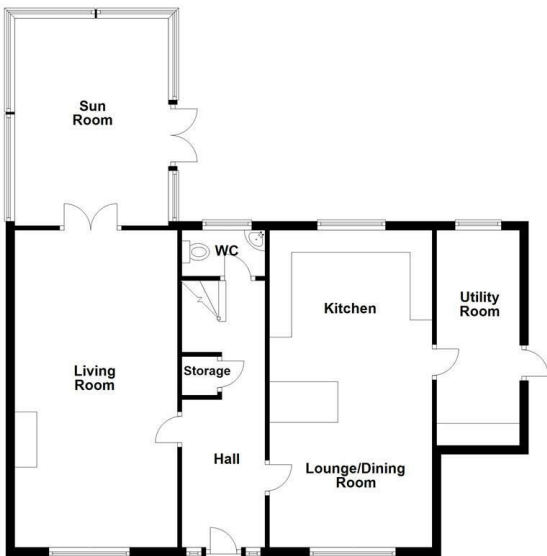




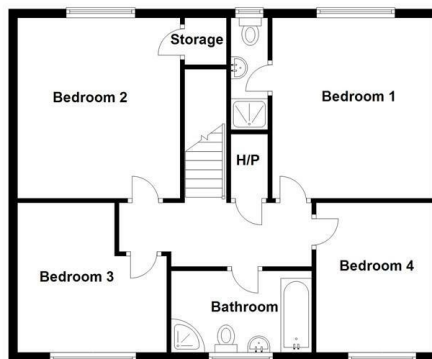




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(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 91811444.

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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