

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**68 MOAT STREET, DONAGHADEE,  
BT21 0EE**

**ASKING PRICE £80,000**





#### PUBLIC NOTICE

68 Moat Street, Donaghadee, BT21 0EE

We are acting in the sale of the above property and have received an offer of £85,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: 23F

Located on Moat Street in Donaghadee, this end terrace house built circa 1910, features two well-proportioned reception rooms, one boasting a lovely open fireplace, adding a touch of warmth and charm to the home.

The property comprises two comfortable bedrooms, providing ample space for a small family or professionals. The family bathroom is fitted with a white suite and the kitchen is equipped with a good range of units, making it a practical space for culinary enthusiasts.

Storage is plentiful throughout the home, allowing for a tidy and organised living environment. The rear enclosed yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Conveniently located within walking distance to the town centre, residents will find themselves close to a variety of local amenities, including shops, cafes, and recreational facilities. This property presents an excellent opportunity for those looking to embrace the charm of Donaghadee and we recommend viewing at your earliest convenience.

## Key Features

- Two Bedroom Property In Donaghadee
- Two Reception Rooms, One With Fireplace
- Modern Kitchen With A Good Range Of Units
- First Floor Family Bathroom With White Suite
- Walking Distance To All Local Amenities
- Enclosed Rear Yard
- Viewing Is Highly Recommended



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled flooring.

#### Living Room

10'2" x 9'2"

Wood laminate flooring, corniced ceiling, picture rail.

#### Dining Room

11'1" x 9'10"

Wood laminate flooring, picture rail, open fire with brick surround and wooden mantle.

#### Kitchen

10'9" x 6'6"

Range of high and low level units, laminate work surfaces, single stainless steel sink with built in drainer, under stair storage, integrated oven, stainless steel extractor fan and tiled floor.

#### First Floor

#### Landing

#### Bedroom 1

13'1" x 10'2"

Double room, picture rail.

#### Bedroom 2

11'5" x 7'10"

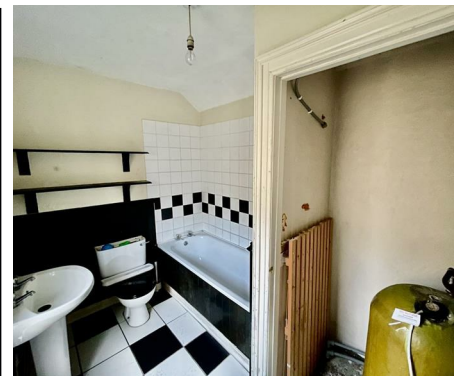
Double room, wood laminate flooring, picture rail.

#### Bathroom

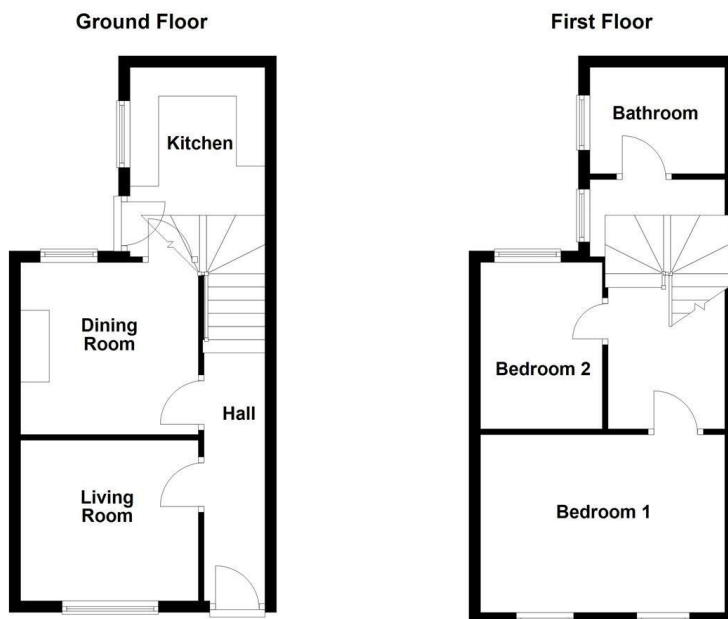
White suite comprising panelled bath, low flush wc, pedestal wash hand basin, tiled flooring, part tiled walls and built in storage.

#### Outside

Rear yard.







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			
(39-54) E			
(21-38) F	23		41
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

68 Moat Street, Donaghadee

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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