

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 ASHFIELD DRIVE,
DONAGHADEE, BT21 0AR**

OFFERS AROUND £89,950



28 Ashfield Drive, Donaghadee is a well-presented end terrace bungalow offering low-maintenance living in a convenient location, ideal for first time buyers, downsizers or investors. The property benefits from gas fired central heating and uPVC double glazing.

Internally, there is an entrance porch leading to a bright living room open plan to the kitchen, fitted with a range of units, integrated oven, hob and extractor, and access to the rear garden. There is one well-proportioned bedroom with built-in storage and a bathroom with white suite and overhead shower.

Externally, the property offers gardens to both front and rear, with lawn, hedging and paved areas, along with rear access for bins. Located close to Donaghadee town centre, local amenities and the seafront, this is an excellent opportunity for a range of buyers.



Key Features

- Well-presented end terrace bungalow in a popular residential area
- Bright living room open plan to kitchen
- Fitted kitchen with range of units and integrated oven, hob & extractor
- One well-proportioned bedroom with built-in storage
- Bathroom with white suite and overhead shower
- Gas fired central heating and uPVC double glazing
- Gardens to front and rear with lawn, hedging and paved walkways
- Ideal for first time buyers, downsizers or investors



Accommodation

Comprises:

Entrance Porch

Living Room

11'2" x 11'7"

Open plan to:

Kitchen

11'7" x 6'4"

Range of high and low level units with laminate work surfaces, built in drainer one and a quarter bowl stainless steel sink unit with mixer tap, integrated appliances to include; oven, four ring hob and stainless steel extractor fan, space for fridge freezer, plumbed for washing machine, access to roofspace and door to rear garden.

Bedroom 1

8'5" x 13'0"

Built in storage with gas fired boiler.

Bathroom

White suite comprising panelled bath with mixer taps and overhead shower attachment, glazed shower screen, pedestal wash hand basin with mixer taps and tiled splashback, low flush wc, partly tiled walls and extractor fan.

Outside

Front: Good sized rear garden in lawn, area in mature hedging, paved walkway, space for storage and back gate for bin access.

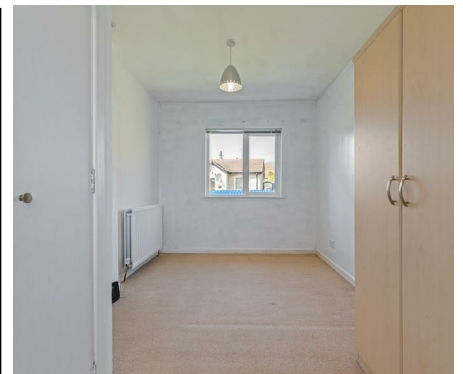
Rear: Area in lawn, area in hedging and paved walkway to front door.

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.

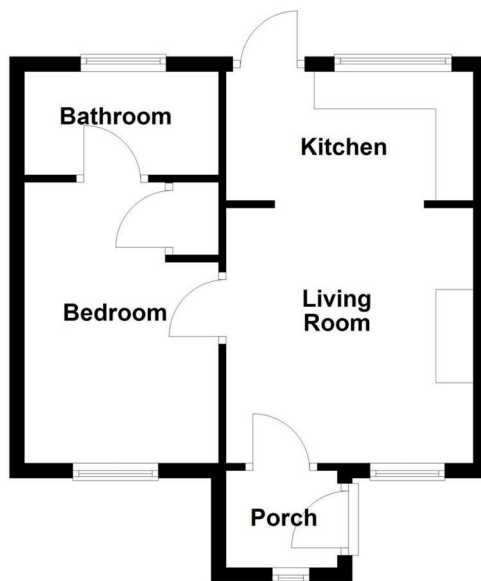
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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			89
(69-80) C		69	
(55-68) D			
(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 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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