ULSTER PROPERTY SALES
UPS

DONAGHADEE BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

The Maple

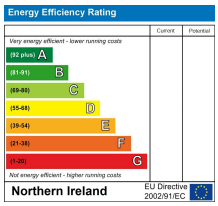
MAPLE, SITE 202 HIGH TREES INCLUDING SUNROOM, DONAGHADEE, BT21

*Images shown are for illustration purposes only.

High Specification Finishes Throughout -
Painted walls, ceilings and woodwork throughout
Moulded skirtings and architraves
Internal doors with ironmongery

Flooring -
Carpets and underlay to lounge, bedrooms, stairs and landing
Tiles (entrance hall, cloakroom/kitchen/bathrooms)
Tiled flooring to sunroom where applicable

Kitchen -
Choice of high quality kitchen doors in a selection of colours.
Choice of handles and worktops



ASKING PRICE £440,000

MAPLE, SITE 202 HIGH TREES INCLUDING SUNROOM, DONAGHADEE, BT21

Key Features

Site Plan

* Images shown are for illustration purposes only
* Chimney no longer available

GREEN LIVING

Going Green

High Trees comes with a 'Green Pack'. Not only will your home help our environment by reducing the carbon footprint of the building, but we are also bringing you financial savings.

Green Pack Includes:

6 monocrystalline panels on each of our new homes. As well as producing clean energy for homeowners, it also reduces your running costs, at a time when energy prices are soaring.5kWh solar battery. The addition of an integrated battery pack allows the electricity produced during the daylight hours to be consumed when you need it most. Electric car charging point. You will be ready to power an electric vehicle with free solar electricity if needed.

Biodiversity

It's our duty to protect natural beauty. At Strand Homes, biodiversity is an area we feel strongly about. We aim to grow and create better habitats for native species of ability wildlife. Becoming a member of the All Ireland Pollinator Plan, we have agreed to take action to protect and promote our pollinators.

WHAT STRAND HOMES ARE DOING:

- Use of native plants where possible
- Sourcing of pollinator friendly plants
- Placing of rocks in gardens to create homes for insects
- We thoughtfully plan each garden to ensure it thrives and flourishes over the years

Accommodation Comprises:

Ground Floor:
Lounge 4.48m x 4.15m 14' 8 x 13' 2
Kitchen/Dining 3.82m x 6.21m 12' 6 x 20' 5
Sunroom 3.86m x 3.15m 12' 8 x 10' 4
Utilty 2.82 x 1.75m 9' 7" x 5' 8"
WC 1.24m x 2.04m 4' 1 x 6' 9
Cloakroom 0.94m x 2.04m 3' 1 x 10' 11

First Floor:
Master Bedroom 3.04m x 4.02m 9' 11 x 13' 2
En-Suite 2.64m x 1.05m 3' 5 x 8' 8
Bedroom 2 2.95m x 2.77m 9' 8 x 9' 1
Bedroom 3 2.64m x 4.11m 8' 8 x 13' 6
Bedroom 4 2.25m x 3.95 7'5" x 13' 0"
Bathroom 2.38m x 2.45m 7' 10 x 8' 0
Linen Store 0.50m x 1.28m 4' 2 x 1' 8

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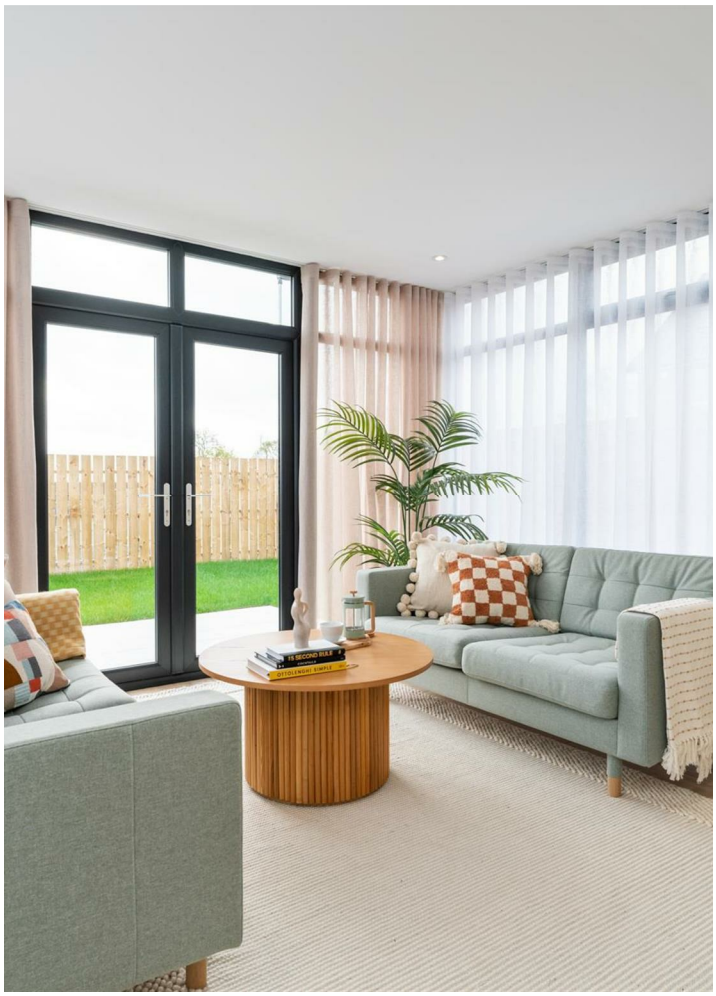

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Questions you may have.

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 Laura on .

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. 18669882

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.

The Property Ombudsman SALES
OFT Approved code

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