

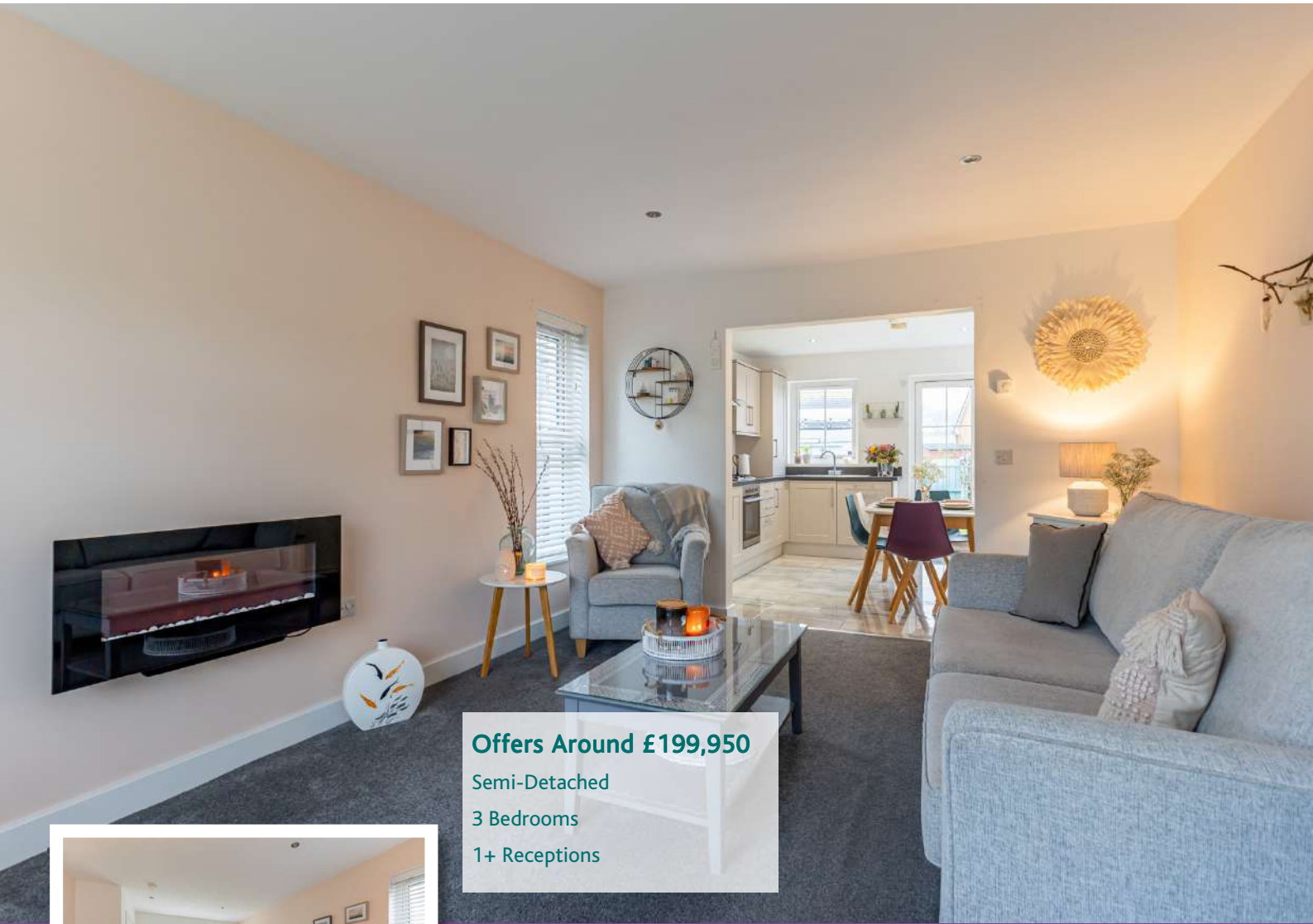


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

30 ROCKLYN WALK, DONAGHADEE, BT21 0FA
OFFERS AROUND £199,950

Scan for Property Details
and to Arrange a Viewing





Offers Around £199,950

Semi-Detached

3 Bedrooms

1+ Receptions



Property Features

- Well Presented Semi Detached Property
- Bright and Spacious Accommodation Throughout
- Good Sized Living Room
- Superb Fitted Kitchen with Excellent Range of Integrated Appliances and Utility Space Open Plan to Casual Dining Area
- Three Well Proportioned Bedrooms
- Master with En Suite Shower Room
- Bathroom with Modern White Suite
- Ground Floor WC
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Well Maintained and Fully Enclosed Rear Garden with Southerly Aspect and Paved Patio Area
- Popular Location On The Bangor Side of Donaghadee
- Within Close Proximity to Donaghadee's Thriving Town Centre, Local Shops and Amenities, Donaghadee Harbour and Lighthouse and The Commons
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer

Accommodation

Ground Floor

Reception Hall

Living Room
16' 6" x 11' 6"

Kitchen Open Plan to Dining
13' 3" x 11' 6"

Ground Floor WC

First Floor

Landing

Bedroom One
11' 7" x 9' 0"

En suite Shower Room

Bedroom Two
12' 4" x 7' 8"

Bedroom Three
8' 6" x 7' 0"

Bathroom

Outside

Well Maintained Front and Rear Garden Laid in Lawns with Southerly Aspect

Tarmac Driveway with Parking for Two Cars

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



Tucked away in this modern development within the picturesque and highly desirable coastal town of Donaghadee, this is an ideal opportunity to purchase an attractive semi detached property well presented throughout leaving little left to do but move your furniture in and enjoy.

The accommodation is bright and spacious comprising of good sized living room and superb Shaker style kitchen, with excellent range of integrated appliances and utility space, open plan to casual dining area. Upstairs this fine home is further enhanced by having three well proportioned bedrooms, including master with en suite shower room, and bathroom with modern white suite. Outside does not disappoint either. There is a tarmac driveway providing parking for two cars and a well maintained fully enclosed rear garden laid in lawns with southerly aspect making it an ideal space for children at play or for outdoor entertaining. Other benefits include ground floor WC, gas fired central heating and uPVC double glazed windows.

This property will appeal to a wide range of potential purchasers including the first time buyers, young professionals, families and those looking to downsize. There are many amenities close by which include the picturesque lighthouse, harbour, shops, cafes, restaurants and golf club, rugby club, sailing club and football club for the sporting enthusiast. Early viewing is strongly recommended to fully appreciate all that is on offer.



Directions

Heading into Donaghadee, along the High Bangor Road, Rocklyn Place is in the Hadlow development on your left hand side.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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Awards & Recognition



As rated by THE SUNDAY TIMES and THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		83	83
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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