

1 Cairn Point, Donaghadee,  
County Down, BT21 0JT

**Asking Price: £280,000**

 **Reeds Rains**

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EPC Rating: D

### Description

Located in the ever popular Edgewater off Millisle Road in Donaghadee this detached villa will appeal to families. The ground floor accommodation comprises of a spacious lounge with French doors to a sun room, Family/Dining Room, kitchen with casual dining area and a cloakroom with WC. The first floor reveals 4 well proportioned bedrooms, master with ensuite shower room and a family bathroom with white suite. Externally the property boasts ample off street parking and a detached garage for that all important storage. There are garden to the front in lawns and enclosed to the rear and side in lawns and paved patio.

### Entrance Hall

uPVC double glazed front door, laminate wooden floor, under stairs storage.

### Cloakroom / WC

White suite comprising: Low flush WC, pedestal wash hand basin, laminate wooden floor.

### Living / Dining

21'9" x 12 (6.63m x 12)  
Laminate wooden floor, carved wooden fireplace with cast iron and tiled inset with slate hearth, uPVC double glazed sliding patio door to sun room.

### Sun room

11' x 9'10" (3.35m x 3m)  
Ceramic tiled floor, uPVC double glazed French doors to the rear garden.

### Family Room

11'11" x 10'8" (3.63m x 3.25m)  
Laminate wooden floor, feature wooden fireplace with cast iron inset and slate hearth.

### Kitchen

Single drainer 1.5 composite sink unit, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring gas hob, extractor fan and canopy, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, part tiled walls, recessed spotlights, casual dining area, uPVC double glazed door to side.

### First Floor Landing

Hot press with storage above.

### Bedroom 1

12'4" x 12' (3.76m x 3.66m)  
Wall to wall range of built in robes with sliding doors.

### Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, fully tiled walls and ceramic tiled floor.

### Bedroom 2

12'4" x 12' (3.76m x 3.66m)  
Wall to wall range of built in robes with mirrored sliding doors, additional built in robe, recessed spotlights.

### Bedroom 3

11'1" x 9'1" (3.38m x 2.77m)

### Bedroom 4

9'5" x 9'3" (2.87m x 2.82m)  
Laminate wooden floor.

### Family Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor and recessed spotlights.

### Outside

Pebbled driveway to ample car parking space.

### Detached Garage

18'11" x 9'7" (5.77m x 2.92m)  
Roller door, power and light, plumbed for washing machine, side access.

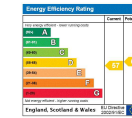
### Gardens

Front garden in lawns.  
Enclosed gardens to side and rear in lawns and paved patio area. Outside tap and light, PVC Oil tank.

PVC Fascia soffits and guttering.

### NB

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For full EPC please contact the branch.

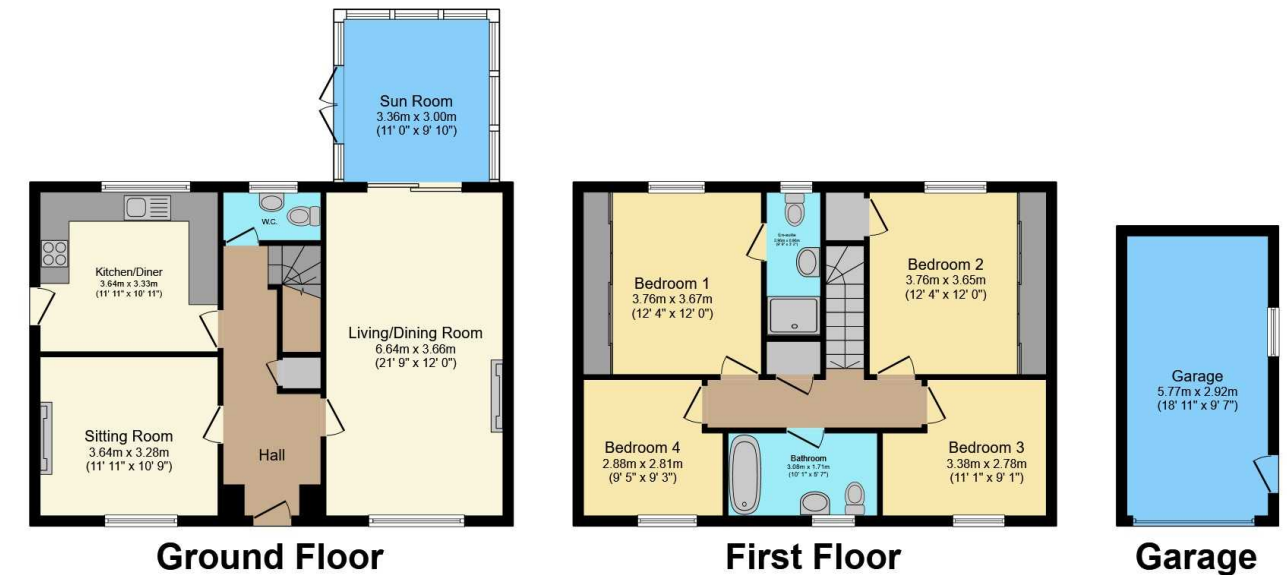
<https://www.legislation.gov.uk/ukxi/2017/692/contents>

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Total floor area 154.5 m<sup>2</sup> (1,663 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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