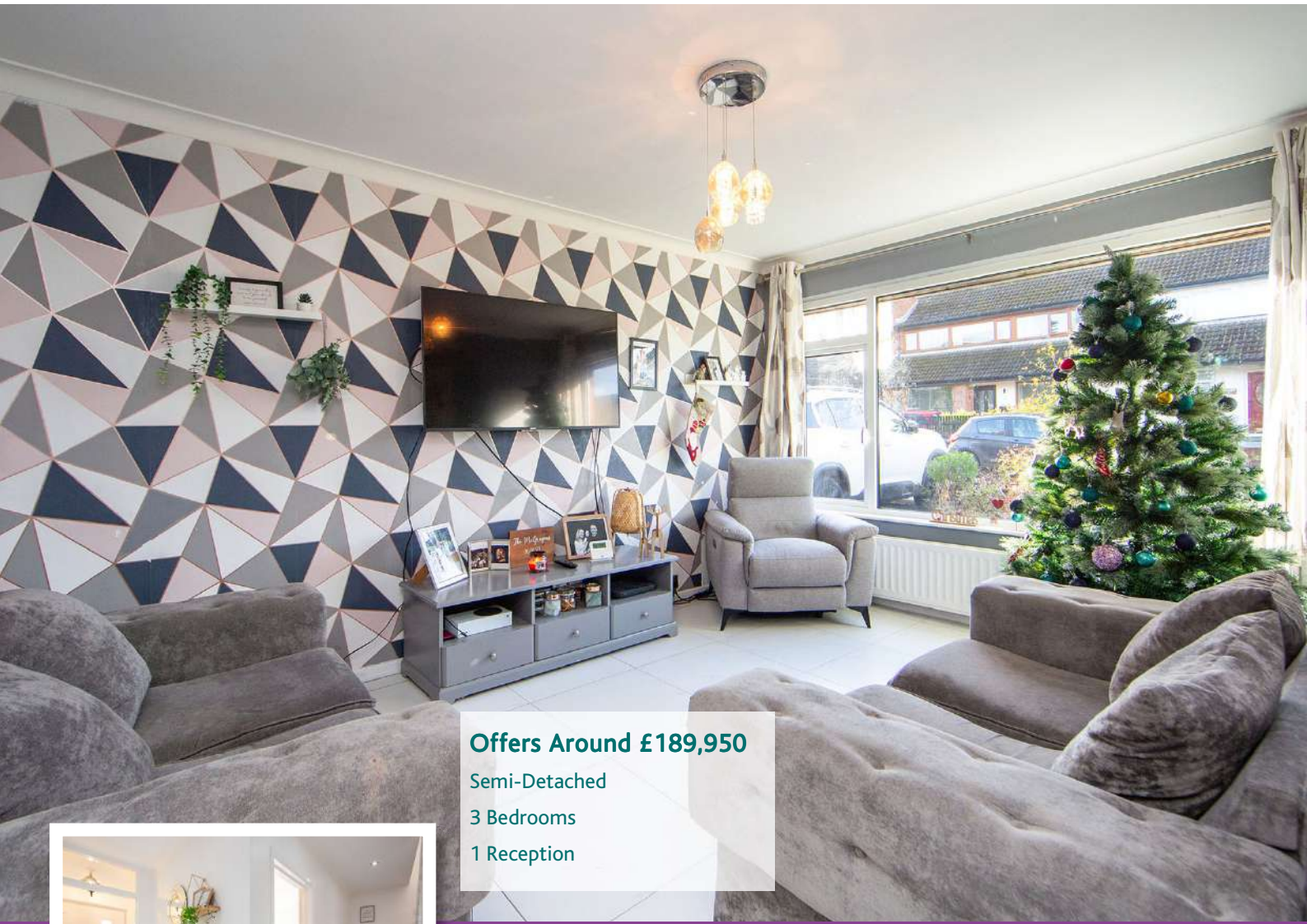


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**5 RUGBY CRESCENT, DONAGHADEE, BT21 0DZ**  
**OFFERS AROUND £189,950**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £189,950**

Semi-Detached

3 Bedrooms

1 Reception



## Property Features

- Attractive Semi Detached Property in Quiet Cul-de-sac Position
- Superb Private Site Providing Ample Room to Extend Subject to Necessary Approvals
- Well Presented Throughout Leaving Little Left to do But Move Your Furniture in and Enjoy
- Spacious Living Room
- Kitchen with Dining Area
- Flexible Accommodation
- Three Bedrooms, One of Which is on the Ground Floor
- Ground Floor Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- Phoenix Gas Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Front Garden in Lawns
- Good Sized Fully Enclosed Rear Garden in Lawns with Extensive Paved Patio Barbecue Area
- Tarmac Driveway with Parking
- Large Attached Garage
- Lean-to Conservatory
- Easily Accessible to Donaghadee's Thriving Town Centre, Newtownards and Bangor
- Wide Ranging Appeal to a Host of Potential Purchasers Including Young Professionals, First Time Buyers, Those Looking to Downsize and the Retired
- Many Amenities Within the Town Including Shops, Cafes, Restaurants, Picturesque Lighthouse and Harbour

# Accommodation

## Ground Floor

Reception Hall

**Living Room**  
14'5" x 10'4"

**Kitchen**  
13'6" x 8'9"

**Bedroom Three**  
10'5" x 9'2"

**Bathroom**

## First Floor

Landing

**Bedroom One**  
14'8" x 12'3"

**Bedroom Two**  
10'5" x 9'3"

## Outside

**Garage**  
28'3" x 10'1"

**Front Garden with Parking**

**Fully Enclosed Rear Garden**

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



This is an ideal opportunity to purchase an semi detached property tucked away in a quiet cul-de-sac position providing excellent convenience to Donaghadee's thriving town centre as well as Newtownards and Bangor. Occupying a superb site the property comprises living room, fitted kitchen with dining area, bedroom and bathroom, with four piece white suite to include bath and separate shower, on the ground floor. Upstairs there are two good sized bedrooms. Outside there is a front garden in lawns, tarmac driveway with parking and fully enclosed private rear garden in lawns with extensive paved patio barbecue area and provides ample room to extend subject to necessary approvals. Other benefits include Phoenix Gas heating, uPVC double glazed windows, guttering and soffits, large attached garage and lean-to conservatory.

Donaghadee is a popular coastal town which has really been put on the map by the new BBC drama Hope Street. There is a variety of amenities in the town which include shops, cafes, restaurants, picturesque lighthouse and harbour. There are also various activities for the sporting enthusiast.

Demand is anticipated to be high and to a wide range of prospective purchasers including first time buyers, young professionals, the retired and those looking to downsize.



# Directions

Travel out of Donaghadee along the Newtownards Road. Take the first turning on your right into Rugby Crescent just before the Rugby Club.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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As rated by THE SUNDAY TIMES and THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	69	75
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

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