



3 Rocklyn Walk | Donaghadee | BT21 0FA

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3 Rocklyn Walk

- * Fabulous detached property in the popular and sought after Hadlow development
- * Immaculately presented, finished with style and ready to move into
- * Spacious and welcoming entrance hall
- * Lovely living room with recessed lighting
- * Excellent modern kitchen with open plan living/dining space & French doors to the rear garden
- * Useful downstairs WC with two piece white suite
- * Three well-proportioned bedrooms – master with en-suite shower room and built-in robes
- * Contemporary family bathroom with three piece white suite
- * Fully enclosed landscaped rear garden laid in lawn with feature decking areas
- * Superb summer house
- * Driveway with parking for two cars
- * Gas fired central heating and double glazed throughout
- * Convenient location, minutes from the stunning coastline and town centre

Offers Around: £240,000



Good Ones Go Quickly!

This is a fantastic detached property located in the sought after Hadlow development in Donaghadee. It is bright, spacious and has been decorated beautifully by the current owners to provide a family home to be proud of! The highlight of this fine home is the modern kitchen with open plan dining area with French doors to the fabulous rear garden, creating a bright and airy reception room, ideal for entertaining. Ideally located close to a host of amenities, and well positioned for transport links to Bangor, Newtownards and commuting to Belfast, there is quite literally nothing to do other than pack your bags, move in and enjoy what this superb property has to offer!

Downstairs comprises of a welcoming entrance hall, a lovely living room, an excellent modern kitchen with open plan living/dining space with French doors to the garden – perfect for entertaining family and friends, utility space and a useful downstairs WC. Upstairs comprises of a master bedroom with en-suite shower room with a modern three piece white suite, two further well-proportioned bedrooms and a family bathroom with a contemporary white three piece suite.

Externally the property benefits from a fully enclosed rear garden laid in lawn providing plenty of space for the children to play and there are numerous decking and paved patio areas including a pergola, where many a BBQ will be enjoyed! In addition, there is a superb summer house which enables you to enjoy this oasis of calm in all weathers. To the front is a garden laid in lawn and a driveway with parking for 2 cars.

Rocklyn Walk is located in a much sought after and convenient area with every amenity on your doorstep. A few minutes' walk will take you to the stunning coastline and the town centre where you will find a host of amenities, shopping opportunities and numerous restaurants. With easy access to transport links for to Bangor, Newtownards and commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Composite front door to...

ENTRANCE HALL: Laminate wooden flooring.

GUEST WC: Contemporary two piece white suite comprising wash hand basin and low flush WC. Laminate wooden flooring.

LIVING ROOM: 14'2 x 12'3 (4.32m x 3.73m) Laminate wooden flooring. Recessed lighting.

KITCHEN/DINING ROOM: 16'5 x 12'2 (5.00m x 3.71m) Excellent range of high and low level units with granite effect work surfaces, stainless steel sink unit with mixer tap, built-in under counter double oven, 4 ring ceramic hob, stainless steel and glass extractor hood, integrated fridge/freezer, integrated dishwasher. Dining area. Recessed lighting. Laminate wooden flooring. French doors to rear.

UTILITY: 7'1 x 3'2 (2.16m x 0.97m) Plumbed for washing machine.

FIRST FLOOR

LANDING: Large storage cupboard. Access to partially floored roofspace with Slingsby style ladder.

MASTER BEDROOM: 12'4 x 11'10 (3.76m x 3.61m) Range of built-in wardrobes with mirrored doors.

EN-SUITE SHOWER ROOM: Three piece white suite comprising fully tiled shower cubicle with plumbed shower unit, pedestal wash hand basin and low flush WC. Part tiled walls, tiled floor.

BEDROOM (2): 11'9 x 7'4 (3.58m x 2.24m)

BEDROOM (3): 11'8 x 8'7 (3.56m x 2.62m) Range of built-in wardrobes.

BATHROOM: Contemporary white suite comprising shower/bath with plumbed shower unit over, glass shower screen, pedestal wash hand basin and low flush WC. Stainless steel heated towel rail. Tiled walls. Tiled floor.

OUTSIDE

Front garden laid in lawn with paved pathway and shrubs. Tarmac driveway with parking for 2 cars.

Fully enclosed rear garden laid in lawn with feature raised decking areas, pergola and paved patio area. Landscaped area with water feature. Water tap. Shed with light and power.

SUMMER HOUSE: 10'0 x 8'0 (3.05m x 2.44m) Light and power. Decked seating area.



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