



OFFERS AROUND

**£400,000**

6 Montgomery Meadows  
Donaghadee  
BT21 0GF



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**PINKERTONS**

Sales, Lettings and Property Management

## An immaculately presented detached family home, offering expansive views of open fields in this exclusive development within walking distance of popular Donaghadee.

Discover the epitome of modern living in this immaculate, detached four-bedroom property. Nestled within a serene enclave overlooking expansive open fields, this home is a masterpiece of elegance and functionality. With a focus on luxury, the kitchen boasts exquisite worktops, an inviting island unit and seamlessly transitions into a sunlit dining area and sunroom - a haven for hosting and entertaining.

Ideal for families, the residence offers four spacious bedrooms including a master ensuite and a thoughtfully designed family bathroom. The allure extends beyond the interior, with the possibility for a new owner to construct a garage, adding further value and customisation to this remarkable property.

Situated among a select few homes, this dwelling embodies a harmonious blend of sophistication and comfort, offering an

unparalleled lifestyle. Embrace the tranquillity and luxury of this exceptional abode, poised to elevate your living experience to new heights.



# PROPERTY FEATURES



- Immaculately Presented Detached Family Residence
- Contemporary Kitchen With Marble Worktop, Integrated Appliances And Island Unit
- Well Positioned Sunroom With Double Doors Leading to Rear Garden
- Utility Room, Downstairs WC
- Four Good Sized Double Bedrooms, Master With Ensuite
- Luxurious Family Bathroom
- Gas Fired Central Heating, uPVC Double Glazing
- Superb Energy Rating, Driveway Parking
- Fully Enclosed Rear Garden Overlooking Expansive Open Fields
- Located Within Walking Distance of Donaghadee And Excellent Road Links To Belfast City Centre And Beyond.









## THIS PROPERTY COMPRISES

### Entrance Hall

15'11" x 5'2"

Composite door, wood effect ceramic tiled floor, alarm system.

### Lounge

18'2" x 10'8"

Front and side view aspect. Recessed spotlights.

### Living Room

10'11" x 9'11"

Front view aspect. Recessed spotlights

### Downstairs WC

4'6" x 3'5"

White suite comprising of pedestal wash hand basin with mixer taps, low flush WC.

### Kitchen/Dining

26'9" x 11'9"

Contemporary kitchen with excellent range of high and low level units complimented by marble worktop and upstands. Integrated double oven, gas five ring hob, stainless steel extractor above, integrated dishwasher and integrated fridge freezer. Belfast sink with mixer tap and marble worktop drainer. Kitchen island with marble worktop and seating area. Concealed gas boiler, wood effect ceramic tiled floor, recessed spotlights.

### Sunroom

11'10" x 10'5"

Wood effect ceramic tiled floor,

recessed spotlights, uPVC double doors leading to rear garden.

### Utility Room

6'6" x 3'5"

Low level unit, space for washing machine and tumble dryer. Wood effect ceramic tiled floor and recessed spotlights.

### First Floor Landing

12'10" x 6'6"

### Storage

2'8" x 2'0"

### Bedroom 1

14'4" x 13'5"

Front view aspect.

### Ensuite

8'9" x 4'10"

White suite comprising of pedestal wash hand basin with chrome mixer tap, low flush WC, fully tiled shower cubicle with glass screen and sliding glass door. Fully tiled floor, recessed spotlights, extractor fan.

### Bedroom 2

13'5" x 10'5"

Rear view aspect.

### Bedroom 3

12'0" x 8'7"

Rear view aspect.

### Bedroom 4

11'3" x 8'9"

Front view aspect.

### Bathroom

7'6" x 6'5"

Luxurious white suite comprising of pedestal wash hand basin with chrome mixer tap, low flush WC, panelled bath with mixer taps and telephone handle shower above, glass shower screen, fully tiled walls and floor, recessed spotlights, extractor fan.

### Outside Front

Tarmac driveway, mature lawn, wall lights. Access gate to rear of property. Wall light and water tap.

### Outside Rear

Fully enclosed rear garden with patio area and mature lawn with border plants and shrubbery. Wall light and water tap.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold

Current Rates - Understood to be approximately £1689 per annum

### Directions

From Bangor at the Donaghadee Road roundabout take the turn off for High Donaghadee Road. Continue along this road for approximately 3 miles, Montgomery Meadows is located on the right.

## FLOOR PLANS



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

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### WILL YOU NEED A MORTGAGE?

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### LETTINGS & PROPERTY MANAGEMENT

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