



## 6 Oyster Cove , Donaghadee, BT21 0JS

"Running out of room for a growing family...? Why settle for 4 bedrooms when you can have 5?"

This spacious detached home offers 4 double bedrooms plus a single/study. The two largest bedrooms both benefit from generous ranges of 'optional' bedroom furniture and the master boasts a luxury "Steam shower" - No, I hadn't heard of one before either! The family bathroom is equally luxurious boasting both a bath and separate shower cubicle. The ground floor offers a spacious lounge, with open fireplace, and an equally spacious kitchen with dining area, complimented by a separate utility room & WC. The original garage has been partially converted to provide a store room with additional shower and a home office/kitchenette. There are uPVC double glazed patio doors to the front potentially making this suitable for a beauty business or similar, subject to relevant consents; or simply reinstate the original garage. The property benefits from uPVC double glazing & Phoenix gas central heating whilst, externally, there is a generous parking area to the front and a fully enclosed rear garden in lawn with paved patio, and two covered storage areas.

A fantastic family home at an attractive price in one of the most sought after residential locations in Northern Ireland. Just a short walk or drive to the coast, the harbour or the town with its enviable range of restaurants and other amenities.

**Offers Around £285,000**

# 6 Oyster Cove

, Donaghadee, BT21 0JS



- Modern detached family home
- Kitchen with dining area
- uPVC double glazing - Phoenix gas central heating
- Short distance to the local beaches & Donaghadee town & harbour
- 5 bedrooms - master ensuite
- Integrated garage/store room
- Paved patio & parking areas to the front
- Lounge with feature fireplace
- Family bathroom
- Enclosed garden to rear in lawn with twin wooden sheds/workshops

## Entrance

### Entrance hall

18'1x6'8 (5.51mx2.03m)

### Lounge

21'6x13 (6.55mx3.96m)

### Kitchen/diner

20x13'1 (6.10mx3.99m)

### Utility room

10'8x8'1 (3.25mx2.46m)

### WC

7'4x2'11 (2.24mx0.89m)

### Garage/Storage rooms

20'7x10'10 (6.27mx3.30m)

## Landing

### Bathroom

8'8x6'5 (2.64mx1.96m)

### Bedroom 1

16'9x10'9 (5.11mx3.28m)

### Ensuite

10'10x5'3 (3.30mx1.60m)

### Bedroom 2

12'11x11'5 (3.94mx3.48m)

### Bedroom 3

12'9x9'11 (3.89mx3.02m)

### Bedroom 4

11'3x9'10 (3.43mx3.00m)

## Bedroom 5/study

9'8x8'4 (2.95mx2.54m)

## Outside

## Tenure

## Property misdescriptions



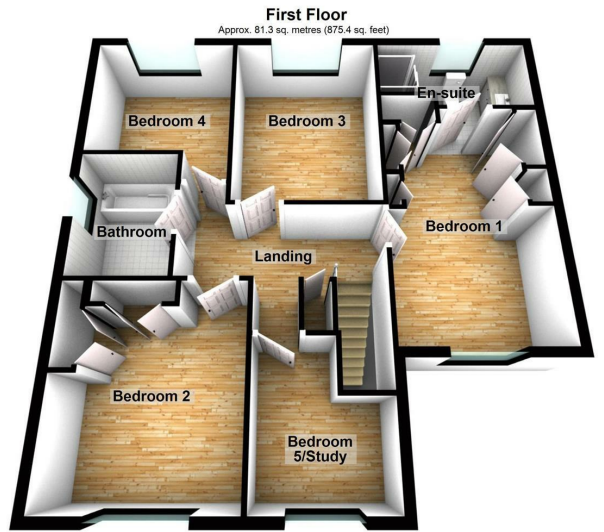
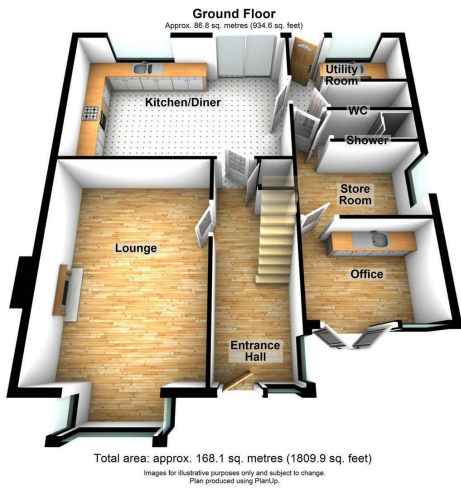
## Directions

Heading out of Donaghadee towards Millisle along the coast road turn right into the Edgewater development. At the first T junction turn left then straight over the next junction and number 6 is on the left.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Northern Ireland</b>		75	75	<b>Northern Ireland</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		