



Deceptively spacious Georgian style home within a small semi rural development. Extending to 2000 sq ft, externally the rustic brick gives a traditional look while inside the modern design and layout combines character and charm with modern facilities – all that is required for today's family needs.

The accommodation is over three levels and comprises cloakroom suite, lounge, kitchen/living/dining, four double bedrooms – two on both first and second floors (master includes a dressing room and an en-suite), there are also bathroom facilities on both floors. Outside there is a detached garage, ample off road parking and easily maintained courtyard gardens surround the property.

Very conveniently located two miles from Donaghadee and less than ten minutes drive from Bangor and Newtownards allowing one to enjoy the pleasures of living in the countryside yet the town amenities are easily accessible.

Offers Around
£285,000

1 Avonmore Court,
Donaghadee,
BT21 0FH

Viewing by
appointment
through agent
028 9042 4747



- Deceptively Spacious Detached Family Home extending to 2000 sq ft and Offering a Wealth of Accommodation
- Small Semi Rural Development Between Bangor and Donaghadee
- Lounge with Cast Iron Fire
- Open Plan Kitchen/Living/Dining Incorporating Integrated Appliances
- Four Double Bedrooms - Two to First Floor and Two to Second Floor
- Master Bedroom with Dressing Room and En-Suite Shower Room
- Ground Floor Cloakroom / Bathrooms on First and Second Floors
- Oil Fired Central Heating / Double Glazing / uPVC Fascia Boards
- Detached Garage / Ample Off Road Parking / Enclosed Rear Garden

The Property Comprises:

Ground Floor

ENTRANCE HALL: Tiled floor.



CLOAKROOM: White suite comprising wash hand basin with mixer tap and tiled splash back, low flush wc, down lighting, extractor fan.

LOUNGE: 17' 3" x 14' 5" (5.26m x 4.39m) Contura wood burning stove, tiled floor, French doors to garden.



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www.templetonrobinson.com

KITCHEN/LIVING/DINING: 30' 2" x 14' 6" (9.19m x 4.42m) Narrowing to 10'9". Belfast sink with mixer tap and wood block surround, range of high and low level units, wood block work surfaces and splash back, built in double under oven and ceramic hob unit, integrated extractor hood, integrated dish washer, integrated fridge/freezer, recessed down lighting, concealed lighting, tiled floor.



First Floor

MASTER BEDROOM: 14' 6" x 13' 10" (4.42m x 4.22m) Into bay.



DRESSING ROOM: 7' 3" x 7' 0" (2.21m x 2.13m)



ENSUITE SHOWER ROOM: White suite comprising wash hand basin with mixer tap and tiled splash back, low flush wc, large fully tiled shower cubicle, tiled floor, down lighting, extractor fan.

BEDROOM (2): 13' 10" x 10' 8" (4.22m x 3.25m)



BATHROOM: White suite comprising roll top bath with mixer tap and telephone hand shower, wash hand basin with mixer tap and tiled splash back, low flush wc, fully tiled shower cubicle, recessed down lighting, extractor fan, tiled floor, cupboard housing pressurised water system.



Second Floor Return

BEDROOM (3): 13' 7" x 11' 8" (4.14m x 3.56m) Including range of built in furniture including robes, cupboards, shelving and dressing table unit. Access to eaves storage.



BEDROOM (4): 11' 8" x 9' 10" (3.56m x 3m) Plus range of built in furniture including robes, cupboards and shelving. Access to eaves storage.



BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin with mixer tap and tiled splash back, low flush wc, wall tiling, extractor fan, spot lighting.



Outside

DETACHED GARAGE: Light and power, plumbed for washing machine, oil fired boiler.

Tarmac driveway with parking for 3 cars.

Easily maintained and enclosed rear garden with small lawn area, large patio and further circular patio.

Plastic oil storage tank. Outside light and water tap. Patio area to side.





Location:

Leaving Bangor on Gransha Road and continue to Six Road Ends, turn left on A48 towards Cotton and Avonmore Court is on the left hand side just past the Cotton Nursery.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: C74
 Potential: C75
 EPC Landmark Code: Loading....
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	74	75
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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