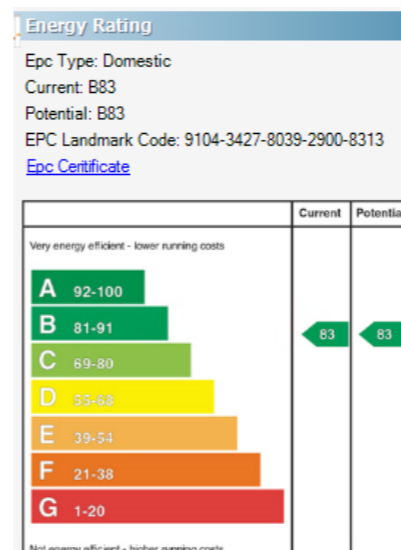
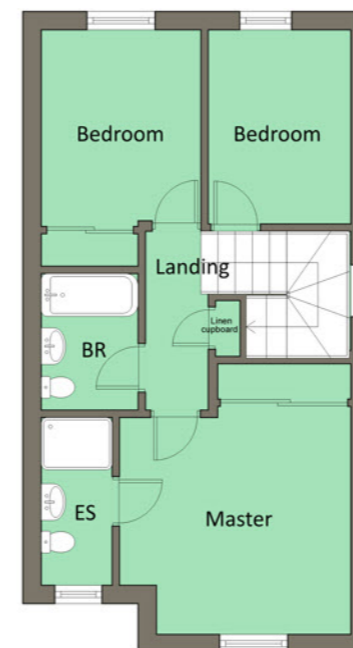
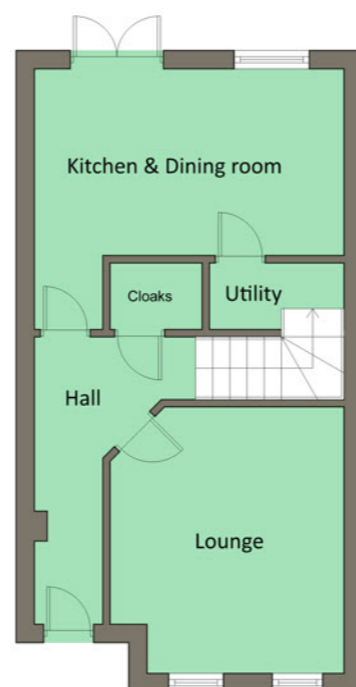


## Outside

Front garden in lawn, paved walk ways, loose pebbles, tarmac driveway, car parking space. Enclosed rear garden in lawn, paved patio area and loose pebbles.

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North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
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Built in 2019 this Cranston house type is situated within the popular Hadlow Development which is just off the High Bangor Road on the outskirts of this popular seaside town. Donaghadee's excellent town centre with its excellent array of coffee shops, restaurants, coastal walk's and local amenities is only a short drive away.

The property itself is immaculate inside and out. Internally there is a spacious lounge, modern fitted kitchen with casual dining area, utility room and cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite shower room, two more bedrooms and modern bathroom with white suite. Externally there is a tarmac driveway with ample parking to the front with an enclosed rear garden in lawn which enjoys a sunny aspect. With so much on offer we anticipate strong demand therefore early viewing is a must to avoid disappointment.

Offers Around  
£195,000

12 Rocklyn Row,  
DONAGHADEE,  
BT21 0GB

Viewing by  
appointment with  
& through agent  
028 9042 4747

12 Rocklyn Avenue,  
DONAGHADEE,  
BT21 0FN

## Property Features

Semi Detached Villa built in 2019

Excellent Standard of decor throughout

Lounge with wall mounted electric fire

Modern Fitted Kitchen with Bosch Built-in  
Appliances & Casual Dining Area

Separate Utility Room

Downstairs WC

Three Bright Bedrooms, Master with Ensuite  
Shower Room

Excellent Family Bathroom

Gas Fired Central Heating / Double Glazed  
Windows

Enclosed Rear Garden enjoying a Sunny  
Aspect

Driveway Parking for two cars

## Location:

Approaching Donaghadee on the High Bangor Road.

## Property Comprises

### Ground Floor

Composite front door to . . .

ENTRANCE HALL: Ceramic tiled floor, alarm system.

LOUNGE: 13' 3" x 12' 3" (4.04m x 3.73m) Wall mounted electric  
fireplace, recessed low voltage spotlights.

KITCHEN/DINING: 16' 7" x 9' 9" (5.05m x 2.97m) Excellent range of  
high and low level units, single drainer stainless steel sink unit with  
mixer tap, Bosch built-in oven, Bosch four ring gas hob, Bosch  
Integrated fridge freezer, Bosch integrated dishwasher, ceramic tiled  
floor, recessed low voltage spotlights, Valiant gas fired boiler, uPVC  
double glazed door to garden.

UTILITY ROOM: Ceramic tiled floor, plumbed for washing machine.

CLOAKROOM/WC: White suite with dual flush wc, semi pedestal  
wash hand basin, ceramic tiled floor, extractor fan.

### First Floor

LANDING:

MASTER BEDROOM: 13' 3" x 12' 3" (4.04m x 3.73m) Wall to wall  
range of built-in mirrored sliding robes.

ENSUITE SHOWER ROOM: White suite comprising fully tiled built-in  
shower cubicle with thermostatically controlled shower unit, dual flush  
wc, pedestal wash hand basin with mixer tap, partly tiled walls,  
extractor fan, stainless steel heated towel rail.

BEDROOM (2): 12' 0" x 8' 7" (3.66m x 2.62m) Built-in mirrored sliding  
robe.

BEDROOM (3): 10' 0" x 7' 6" (3.05m x 2.29m)

BATHROOM: White suite comprising panelled bath with mixer tap  
and telephone hand shower, dual flush wc, pedestal wash hand  
basin with mixer tap, fully tiled walls, extractor fan, stainless steel  
heated towel rail.

