



11 BARN HILL

Donaghadee, BT21 0QA

Offers Around **£425,000**



DETACHED | 4 🏠 | 2 🚗 | 2+ 🛋️

Ideally located, in the extremely popular and highly regarded residential area just off the prestigious Warren Road, this is an ideal opportunity to purchase an outstanding detached split level bungalow on an extensive site backing onto the golf course.

KEY FEATURES

- Outstanding Detached Split Level Bungalow on Extensive Site Backing onto the Golf Course
- Bright, Spacious and Flexible Accommodation Throughout
- Large Lounge with Sea Glimpses
- Separate Dining Room Overlooking the Delightful Rear Garden
- Modern High Gloss Kitchen with Built-in Breakfast Table Overlooking the Delightful Rear Garden
- Four Well Appointed Double Bedrooms
- Master with Ensuite
- Family Bathroom
- Home Office / Utility Room with Access to Garden
- Double Integral Garage with Remote Control Door
- Garden Room with Separate Entrance
- Tarmac Driveway Providing Generous Off-Street Parking



ROOM DETAILS

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Living Room
22' 11" X 14' 11"
- Dining Room
14' 3" x 10' 6"
- Kitchen
18'0" x 10'1"
- Bedroom One
15' 6" x 13' 6"
- Bedroom Two
10' 2" x 9' 4"
- Bedroom Three
10' 4" x 9' 3"

- Bedroom Four
12' 5" x 10' 5"
- En suite
- Bathroom

Lower Ground Floor

- Utility Room
17' 9" x 10' 9"
- Integral Garage
32' 8" x 25' 5"
- Garden Room or Home Office
14' 8" x 10' 3"

Outside

- Tarmac Driveway with Parking for Several Cars
- Extensive Mature Rear Garden Laid In Lawns With Southerly Aspect, Flowerbeds In Plants And Shrubs, Outlook To Golf Course.



To View Floor Plans
scan QR code below



DIRECTIONS

Heading into Donaghadee, along the Warren Road, Barn Hill is the last turn on your right just before the golf course.



THE LOCAL AREA

Home to BBC's Hope Street, with the iconic landmark lighthouse at its very tip, a Moat in the centre of town and the picturesque Ards Peninsula on your doorstep dotted with quaint villages and vistas, you're spoiled for beauty



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	38	55
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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