

# HMK

PROPERTY

Rocklyn Crescent  
Donaghadee, BT21 0FY

£1,400 Per month



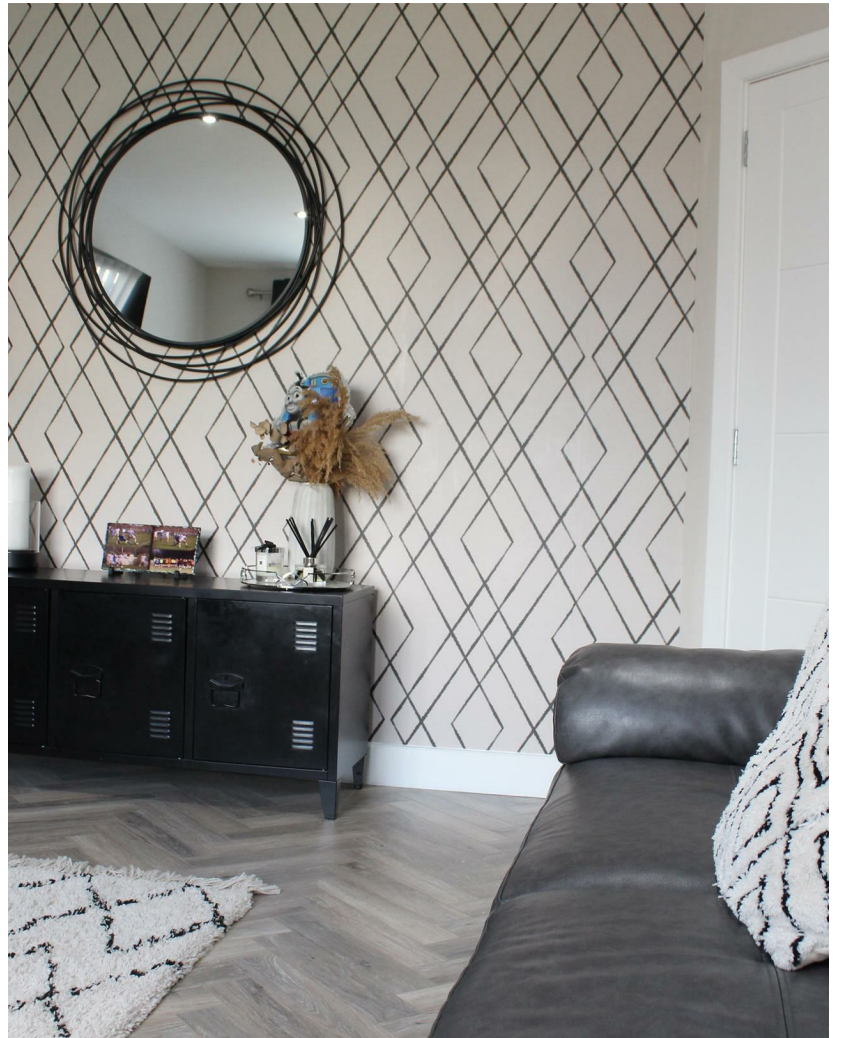
## Rocklyn Crescent, Donaghadee BT21 0FY

HMK Property is delighted to introduce 17 Rocklyn Crescent, Donaghadee to the rental market. This substantial three bed detached property is located a short drive away from Donaghadee town centre in the popular Hadlow development, just off the High Bangor Road. This beautifully presented property consists of a bright entrance hall with panel walls, tiled flooring leading to a spacious living room with electric fire. Furthermore, there is a slick modern kitchen/dining area with direct access to south facing garden, and benefits from integrated modern appliances such as Quooker Tap, wine rack, and fridge freezer. For additional storage there is a useful utility room plumbed for washer/dryer as well as a separate downstairs w/c. On the first floor there are three luxurious bedroom, the master benefiting from built in slide robes, and en-suite shower room along with a separate family bathroom with shower over bath and separate linen closet for additional storage. No.17 is ideal for young families and young professionals, with ample off and on street parking and a large sunny south facing garden ideal for young children and entertaining. To arrange a viewing contact HMK Property today 02890397712



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





## *The facts you need to know...*

- A stunning detached family home
- A spacious living room with electric fire
- Integrated appliances including stylish wine rack
- Useful downstairs W/C
- Three luxurious bedrooms, master with en-suite shower room
- A bright entrance hall with tile flooring
- A slick modern kitchen with Quooker tap
- Patio doors with direct access to large south facing garden
- Modern family bathroom
- Close to Donaghadee town centre





*The property comprises...*

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

A beautifully bright entrance hall with partially panelled walls, tiled flooring and uPVC double glazed window

##### **LIVING ROOM**

13'10" x 12'0"

A welcoming living room with laminate herringbone flooring, electric fire and a large picture window which fills the room with natural light.





*The property comprises...*

**KITCHEN/DINER**

16'4" x 11'10"

A stunning kitchen dining room with tiled flooring throughout, a shaker style kitchen with ample storage, a slick Quooker Tap for instant hot and boiling water, integrated wine cooler, fridge freezer and four ring gas hob with oven under. There is the additional benefit of a handy utility room, and direct access via uPVC patio doors onto a large south garden with composite decking.

**DOWNSTAIRS W/C**

A handy downstairs w/c with low flush toilet and ceramic sink with chrome tap and tiled flooring

**FIRST FLOOR**

A carpeted landing leading to..

**MASTER BEDROOM**

12'0" x 10'9"

A spacious master bedroom with luxurious carpet, and build in mirrored slide robes,



## *The property comprises...*

### **EN-SUITE**

9'3" x 3'5"

An en-suite shower room with walk-in shower with chrome shower head and sliding door. Low flush W/C with ceramic sink and tap, and LED mirror

### **BEDROOM TWO**

12'2" x 7'2"

A bright double bedroom with luxurious carpet, skirting and uPVC window overlooking the rear garden

### **BEDROOM THREE**

11'6" x 8'4"

Another excellent sized room with carpet, uPVC window, with views overlooking the rear garden

### **FAMILY BATHROOM**

10'2" x 5'8"

A substantial family bathroom with P-shaped bath with shower over, low flush W/C and ceramic sink with tap, chrome towel rail.

### **OUTSIDE**

This beautifully presented detached home benefits

from ample off (and on street) street parking, with a driveway for 2 cars to the side of the property along with a neat garden area and path leading to the front door. At the rear of the house there is a substantial south facing garden with small patio area and decking area, ideal for young children.

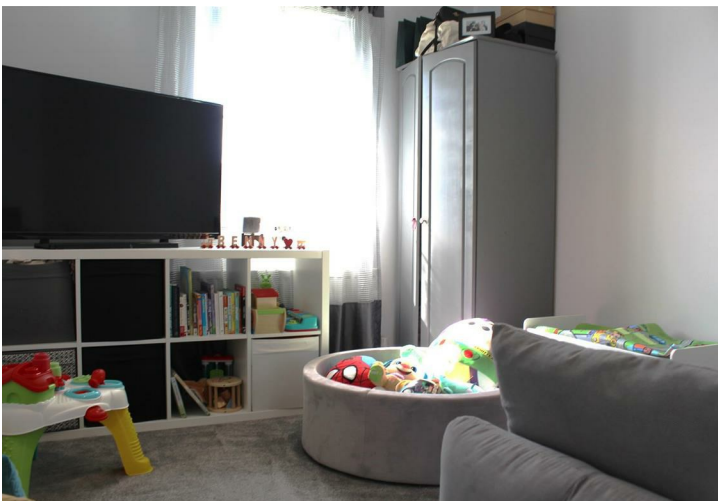




*The property comprises...*







## Additional Information

Travelling towards Donaghadee town centre along the High Bangor Road the popular Hadlow Crescent is located on the left hand side of the road. Once on Rocklyn Crescent follow the road round to the right and No.17 is located on the corner overlooking a large communal green.

### ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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	

### VIEWING

By appointment with HMK Property

# Location



17 RockKlyn Crescent, Donaghadee



**HMK Property - Sales - Lettings -  
Management - Mortgages**

HMK Property  
8 Grand Parade  
Belfast  
BT5 5HH  
T: 02890397712  
E: info@hmkproperty.com

[www.hmkproperty.com](http://www.hmkproperty.com)

## Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712



## DISCLAIMER

HMK Property have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings, and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate.