

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 CARNMOON,  
DONAGHADEE, BT21 0RB**

**OFFERS AROUND £349,950**



Situated in the charming development of Carnmoon, Donaghadee, this semi-detached home offers adaptable accommodation with up to four bedrooms, two benefitting from an en-suite, perfect for added convenience.

One of the highlights of this property is the open plan living area that offers breath-taking sea views. The integral garage and off-street parking for two vehicles ensure that parking is never a hassle. Additionally, the property features a potential office space, ideal for those who work from home or need a dedicated study area.

Situated in the sought-after Carnmoon development, this residence is within walking distance to Donaghadee town centre, providing easy access to amenities and a vibrant community. The private, enclosed gardens offer a peaceful retreat where you can relax and unwind.

If you are looking for a property that combines comfort, convenience, and stunning views, this house in Carnmoon is the perfect choice for you. Don't miss the opportunity to make this wonderful property your new home!



## Key Features

- Spacious Semi Detached Property In The Carnmoon Development
- Four Good Sized Bedrooms, Master With Ensuite Shower Room
- Top Floor Room With Undisturbed Sea Views
- Driveway In Stone With Parking For Two Vehicles
- No Onward Chain
- Walking Distance To The Seafront, Commons And All Local Amenities
- Generous Sized Modern Kitchen With Space For Dining
- Gas Fired Central Heating,uPVC Double Glazed Windows And Zoned Heating
- Enclosed Rear Garden With Area In Lawn And Large Patio Area With Stunning Sea Views



## Accommodation

### Comprises:

### Garage

13'11" x 18'7"

Electric roller door, plumbed for washing machine and tumble dryer.

### Hall

Tiled floor, built in storage with gas fired boiler.

### W/c

White suite comprising pedestal wash hand basin with mixer tap and tile splashback, low flush wc, tiled floor, extractor fan, built in storage, recessed spotlights.

### Kitchen/Dining

15'6" x 21'8"

Range of high and low level units with granite work surfaces, inset one and a quarter stainless steel sink with mixer tap, integrated fridge/freezer, integrated dishwasher, space for range cooker, plumbed for American style fridge/freezer, stainless steel extractor hood, tiled floor, part tiled walls, recessed spotlights, space for dining, double doors into enclosed rear garden.

### First Floor

### Living Room

15'7" x 21'9"

Gas fireplace, marble hearth, mantle and surround, wooden floors.

### Bedroom / Study

11'10" x 12'5"

Tiled floor, double doors onto balcony, built in storage, recessed spotlights.

### Ensuite/Shower Room

White suite comprising walk in shower with sliding glass doors, vanity unit with mixer tap and storage, tiled floor, part panelled walls, extractor fan and recessed spotlights.

### WC

White suite comprising pedestal wash hand basin with mixer tap and tile splash back, low flush wc, tiled floor, recessed spotlights and extractor fan.

### Second Floor

### Bedroom 1

19'1" x 11'1"

Double bedroom with wooden floors, built in storage and undisturbed sea views.

### Ensuite

White suite comprising walk in shower enclosure with sliding glass doors, wall mounted wash hand basin with mixer tap, low flush wc, extractor fan, heated towel rail, panelled walls.

### Bedroom 2

9'7" x 11'5"

Double bedroom with wooden floor and dormer style window.

### Bedroom 3

11'5" x 9'6"

Double bedroom with wooden floor and built in storage.

### Bathroom

White suite comprising free standing bath with mixer tap, wall mounted overhead shower, vanity unit with mixer tap and storage, low flush wc, tiled floor, tiled walls, extractor fan, heated towel rail and recessed spotlights.

### Third Floor

### Office

21'6" x 10'5"

Undisturbed sea views, dormer style window, laminate floor, eaves storage.

### Outside

Front - Tarmac driveway with space for two vehicles.

Rear - Fully enclosed, area in lawn, paved walkway, brick paviour area, mature garden with mixture of shrubs and hedging, sea views, outside tap and light, side gate for bin access.

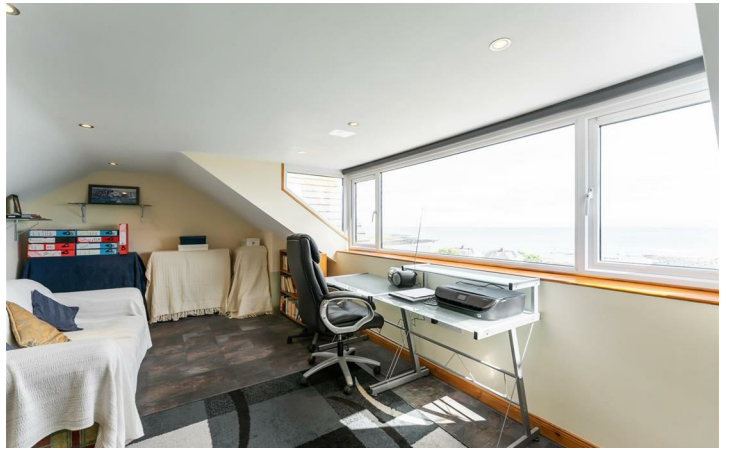




















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanIt.

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

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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