



OFFERS AROUND

£250,000

14 Edgewater Cove

Donaghadee

BT21 0EG



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PINKERTONS

Sales, Lettings and Property Management

Charming 4-Bedroom Detached Home with Sea Views in Donaghadee. Perfect Opportunity to Personalise and Create Your Dream Family Home!

Presenting a spacious four bedroom detached family home, located in the sought-after Edgewater development in Donaghadee. This property offers stunning sea views from the master bedroom, an integral garage, and a charming rear garden, ideal for outdoor relaxation.

Inside, you'll find two well proportioned reception rooms and a kitchen with a dedicated dining area, perfect for family

gatherings. Additional features include a conservatory and a utility room just off the kitchen. The home also benefits from a bathroom on the ground floor and a shower room upstairs for convenience.

While the property requires some cosmetic updating, it's attractively priced to reflect this opportunity for personalisation. With oil fired central heating and double glazing throughout,

this home is ready for someone to add their own touch and turn it back into a dream family haven.

Viewing is highly recommended to appreciate the potential this property holds.



PROPERTY FEATURES



- Detached Family Home In Highly Sought After Donaghadee Area
- Spacious Living Room & Family Room Leading Through To Sunroom
- Kitchen With Range of High And Low Level Units And Separate Utility Room
- Ground Floor Bathroom And First Floor Shower Room
- Four Bedrooms, One Currently Used As A Dining Room
- Integrated Garage
- Good Sized Fully Enclosed Rear Garden Laid In Lawn
- Oil Fired Central Heating And uPVC Windows
- Great Transport Routes To Bangor & Beyond!









THIS PROPERTY COMPRISES

Hallway

16'8" x 6'7" & 10'10" x 4'6"
uPVC front door, Velux window,
storage cupboard under stairs.

Storage

5'7" x 2'7"

Living Room

15'8" x 11'3"
Tiled fireplace and hearth,
coving, front view aspect.

Kitchen

15'5" x 11'3"
Range of high and low level
units, laminate worktop, 1 1/2
bowl stainless steel sink with
drainer and mixer tap, space
for free standing oven and hob,
integrated extractor fan, space
for fridge freezer, space for
dishwasher, partly tiled walls,
fully tiled floor, rear view aspect
of garden.

Utility Room

10'1" x 5'8"
Range of high and low level
units, laminate worktop,
stainless steel sink with drainer
and mixer tap, plumbed for
washing machine, space for
tumble dryer, partly tiled walls,
fully tiled floor, uPVC door
leading to rear garden, access
to garage.

Garage

20'6" x 10'8"
Roller shutter door, power and
light.

Family Room

8'1" x 10'5"
Coving, rear aspect view,
sliding glass doors leading to
sunroom.

Sunroom

12'2" x 10'5"
Fully tiled floor, sliding glass
doors leading to rear garden.

Bedroom 3

9'6" x 10'5"
Rear view aspect

Bathroom

6'4" x 7'2"
White suite comprising of
panelled bath with mixer tap,
vanity unit with mixer tap, low
flush wc, partly tiled walls, fully
tiled floor.

Dining/Bedroom 4

11'7" x 9'6"
Coving, front view aspect.

First Floor Landing

6'6" x 4'6"
Access to roofspace

Bedroom 1

21'11" x 11'3"
Built in wardrobes, front view
aspect.

Bedroom 2

18'6" x 9'6"
Side view aspect

Bathroom

6'9" x 5'10"
Coloured suite comprising of
shower cubicle with folding
glass doors, pedestal wash
hand basin, low flush wc, partly
tiled floor.

Outside Front

Garden laid in lawn with
boundary planting, tarmac
driveway, access to garage and
side access to rear of property,
outside light.

Outside Rear

Garden laid in lawn with
boundary hedging and border
planting, garden shed, oil tank,
water tap.

REQUIRED INFO UNDER TRADING STANDARDS

Tenure - Understood to be
Leasehold
Ground rent - Understood to be
£50 per annum
Current rates - Understood to
be approximately £1416 per
annum

Directions

Located off the Millisle Road.

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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