



14 Cairn Point , Donaghadee, BT21 0JT

You could pay more for a much smaller semi detached home in Donaghadee or you could put space, practicality, a decent garden and a garage at the top of your priority list in which case it will be hard to ignore 14 Cairn Point.

Located in a quiet "circular close" the property boasts a private rear garden with agricultural fields beyond. It offers 3 bedrooms, including a generous master with en-suite shower room, a lovely family bathroom, a spacious lounge, with feature fireplace, and a practical open plan kitchen/dining/sun room to the rear. It benefits from uPVC double glazing and fascia and Phoenix gas central heating plus a detached garage, and the family with love the rear garden and practical tarmac driveway.

The property is tastefully presented throughout and, at over 1,265 sq.ft, is roughly 30% bigger than a typical new build semi detached home - a difference you will certainly notice when you step inside.

Viewing is strictly by prior appointment via the agent so call us today to avoid disappointment.

Offers Over £219,950

14 Cairn Point

, Donaghadee, BT21 0JT



- Spacious semi detached home
- Open plan kitchen/diner/sun room
- uPVC double glazing & fascia - Phoenix gas central heating
- Nicely presented throughout
- 3 bedrooms - master en-suite
- Family bathroom
- Private garden to rear in lawn
- Spacious lounge with feature fireplace
- Detached garage with generous tarmac parking area
- Quiet "Circular" setting with common green in the centre

Entrance

Entrance Hall

18'4 x 3'9 (5.59m x 1.14m)

Lounge

21'10 x 11'11 (6.65m x 3.63m)

Kitchen/diner/sun room

19'8 x 18'11 (5.99m x 5.77m)

Landing

Bathroom

9'6x6'1 (2.90mx1.85m)

Bedroom 1

12'9x12'6 (3.89mx3.81m)

En-suite shower room

9'8x6'2 (2.95mx1.88m)

Bedroom 2

15x9'5 (4.57mx2.87m)

Bedroom 3

14'8x9'3 (4.47mx2.82m)

Garage

18'10x9'4 (5.74mx2.84m)

Outside

Tenure

Property misdescriptions

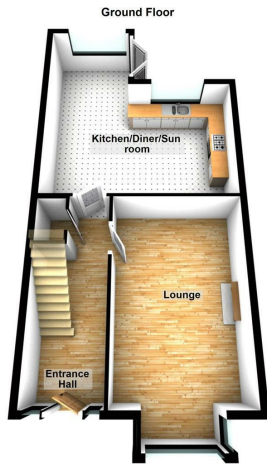


Directions

Travelling from Donaghadee towards Millisle turn right into the Edgewater Development and turn left at the first T junction. Turn right, light and right, left again into Cairn Point, which is a circular close, and number 14 is straight ahead.



Floor Plan



Images for illustrative purposes only and subject to change. Plans produced using Planific.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	