

DUNCAN TODD

Home Sales, Lettings & Property Management

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61 Rosepark
Donaghadee BT21 0BN

FOR SALE

Asking Price £145,000



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Duncan Todd Homes
Unit 31 Bloomfield Shopping Centre
Bangor, BT19 7HB





This fantastic family home is located in a quiet residential area, just off the Killaughey Road in Donaghadee. The property is within walking distance to Donaghadee town centre and has good transportation links to Bangor and Newtownards.

This extended property features a bright, spacious living room, modern fitted kitchen and separate dining / reception area. Five good sized bedrooms are located on the first floor along with a fitted bathroom and separate shower room. The property also benefits from double glazing, gas central heating and an integrated garage.

Externally there is a fully enclosed, easily maintained patio and stone garden area to the rear and a paved driveway to the front of the property.

This versatile well presented property, in this prestigious location, is likely to appeal to a wide range of prospective purchasers, so early viewing is strongly recommended.

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	68	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

ENTRANCE HALL

uPVC double glazed door to Entrance Hall. Tile effect laminate flooring. Single panel radiator.

LIVING ROOM

10' 11" x 14' 4" (3.33m x 4.37m)

Bright living area with Feature brick fireplace with space for log burning stove, tile effect laminate flooring, double radiator.

DINING ROOM

8' 11" x 12' 6" (2.72m x 3.81m)

Tile effect laminate flooring, single panel radiator. Double doors leading out to rear garden.

KITCHEN

7' 10" x 9' 4" (2.39m x 2.84m)

One and a half single drainer sink unit, excellent range of upper and lower level units, tiled flooring, wall tiling, space for fridge freezer and oven. Single panel radiator.

BEDROOM 1

8' 4" x 14' 11" (2.54m x 4.55m)

Laminate wood effect flooring, single panel radiator.

BEDROOM 2

8' 4" x 12' 5" (2.54m x 3.78m)

Laminate wood effect flooring, single panel radiator.

SHOWER ROOM

Three piece suite comprising low flush WC, separate shower and heated towel rail and corner sink

BEDROOM 3

8' 11" x 12' 1" (2.72m x 3.68m)

Carpeted, single panel radiator.

BEDROOM 4

8' 1" x 8' 10" (2.46m x 2.69m)

Carpeted, single panel radiator.

MASTER BEDROOM

12' 4" x 8' 08" (3.76m x 2.64m)

Laminate wood effect flooring, single panel radiator, range of built in mirrored sliding robes.

BATHROOM

Modern cream suite comprising WC, basin with vanity unit, corner bath with shower over, tiled walls and flooring. Door to hotpress.

GARAGE

Garage with space for one car and utility area to rear.

OUTSIDE

Paved and gated driveway to front of property. Fully enclosed, easily maintained paved and

