



12 Carnathan Lane | Donaghadee | BT21 0EH

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# 12 Carnathan Lane

- \* Fabulous individually designed detached family home off the tree lined New Road in Donaghadee
- \* Immaculately presented throughout and ready to move into
- \* Bright and spacious accommodation to suit a range of purchasers
- \* Dual aspect living room with feature hole in the wall fireplace and multi fuel burning stove
- \* Stunning bespoke handcrafted kitchen with dining space and open plan to family/garden room
- \* Excellent family/garden room with feature vaulted ceiling
- \* Useful utility room and separate guest WC
- \* Three well-proportioned double bedrooms, master with ensuite
- \* Contemporary family bathroom with three piece white suite
- \* Oil fired central heating & double glazed windows
- \* Gated pavior driveway providing parking for 3 cars leading to an integral garage
- \* Front garden laid in lawn
- \* Fully enclosed and private rear garden laid in lawn with patio area
- \* Convenient location, minutes from the stunning coastline and town centre

**Offers Over: £299,500**



## A Knock Out!

This is an exceptional detached home that is perfect for those requiring a property that offers a superior level of accommodation in a convenient location. Individually designed and located in a highly regarded area of Donaghadee, the property has plenty of downstairs living space that is ideal for family time, entertaining family and friends and for some often needed peace and quiet. The main focal point of the property is undoubtedly the fantastic kitchen with dining space open plan to the stunning family room with vaulted ceiling, where many an hour will be spent. The presentation and finish throughout means this is an excellent opportunity for the lucky purchaser to acquire a stunning home in a much sought after and mature area.

Downstairs comprises of a bright and welcoming entrance hall, a dual aspect living room with feature hole in the wall fireplace with multi fuel burning stove, an exceptional bespoke kitchen with dining space open plan to a fantastic family room, with additional multi fuel burning stove, with access to the rear garden, making this the perfect place for entertaining family and friends. The downstairs accommodation is completed by a utility room and a useful guest WC. On the first floor are three well-proportioned double bedrooms, the master benefiting from an en-suite shower room, and there is a family bathroom with contemporary three piece suite.

Externally, the property is gated and the front garden is laid in lawn and there is a pavior driveway providing off road parking leading to an integral garage. The rear of the property is private and fully enclosed and the garden is laid in lawn with a feature paviour brick patio area, which is the ideal spot to relax and enjoy the surroundings with a glass of wine after a busy week.

Carnathan Lane is situated in a much sought after and convenient area with every amenity on your doorstep. A few minutes' walk will take you to the stunning coastline and the town centre where you will find a host of amenities including a post office, shopping opportunities and numerous restaurants. With easy access to transport links for to Bangor, Newtownards and commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!





	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	62	64
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



## THIS PROPERTY COMPRISES

Hardwood front door to...

ENTRANCE HALL: Hardwood floor. Walk-in cupboard.

LIVING ROOM: 16'2 x 13'0 (4.93m x 3.97m) Dual aspect windows. Feature hole in the wall fireplace with multi fuel burning stove with marble hearth. Recessed lighting. Hardwood floor.

KITCHEN: 16'6 x 11'6 (5.03m x 3.51m) Bespoke handcrafted kitchen with range of high and low level units with quartz work surfaces, 5 ring gas hob with concealed extractor fan over, built-in 'Smeg double oven, integrated 'Smeg' dishwasher, housing for American style fridge/freezer. Dining space. Recessed lighting. Hardwood floor. Open to...

FAMILY/GARDEN ROOM: 16'6 x 10'3 (5.03m x 3.12m) Feature multi fuel burning stove with marble hearth, vaulted ceiling, feature pendant lighting. Hardwood floor. French doors to the rear garden.

GUEST WC: Two piece white suite comprising low flush WC and pedestal wash hand basin. Hardwood floor. Extractor fan.

UTILITY ROOM: Plumbed for washing machine. Access to integral garage.

### FIRST FLOOR

LANDING: Cupboard housing pressurised water system. Hardwood floor.

MASTER BEDROOM: 15'0 x 11'7 (4.58m x 3.52m) Recessed lighting.

ENSUITE SHOWER ROOM: Three piece suite comprising corner shower cubicle, low flush WC and pedestal wash hand basin. Ceramic tiled floor, part tiled walls. Recessed lighting. Extractor fan.

BEDROOM (2): 14'0 x 13'7 (4.27m x 4.14m) Plus eaves storage.

BEDROOM (3): 13'4 x 13'1 (4.06m x 4.00m at widest point) Built-in wardrobes.

BATHROOM: Three piece white suite comprising pedestal wash hand basin, low flush WC and panelled bath with plumbed shower over. Glass shower screen. Ceramic tiled floor, part tiled walls. Recessed lighting. Extractor fan.

### OUTSIDE

Double wooden gates. Front garden laid in lawn with mature plants and shrubs. Brick pavior driveway with parking for 3 cars.

INTEGRAL GARAGE: 16'6 x 12'0 (5.03m x 3.66m) Large storage cupboard. Roller door, light and power. Oil fired boiler.

Fully enclosed and private rear garden laid in lawn with mature shrubs and trees. Paviour brick patio. Water tap. Outside light.



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