



6 Rocklyn Lane | Donaghadee | BT21 0FL

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# 6 Rocklyn Lane

- \* Fabulous detached property in the popular and sought after Hadlow development
- \* Immaculately presented, finished with style and ready to move into
- \* Spacious and welcoming entrance hall
- \* Lovely living room with feature freestanding multi fuel burning stove
- \* Excellent modern kitchen with feature island unit open plan to living/dining space
- \* Useful downstairs WC with two piece white suite
- \* Three well-proportioned bedrooms – master with en-suite shower room
- \* Contemporary family bathroom with three piece white suite
- \* Fully enclosed and private rear garden laid in lawn
- \* Front garden laid in lawn
- \* Driveway with parking for two cars
- \* Gas fired central heating and double glazed
- \* 5 years remaining NHBC Warranty
- \* Convenient location, minutes from the stunning coastline and town centre

**Offers Around: £194,950**



## Good Ones Go Quickly!

This is a fantastic detached property located in the sought after Hadlow development in Donaghadee. It is bright, spacious and has been decorated beautifully by the current owners to provide a family home to be proud of! This fine home offers comfort and elegance in abundance from the impressive freestanding multi fuel burning stove in the living room to the fantastic island unit in the fabulous kitchen! The rear garden is fully enclosed and private and is perfect for barbeques or children playing all year round. Ideally located close to a host of amenities, and well positioned for transport links to Bangor, Newtownards and commuting to Belfast, there is quite literally nothing to do other than pack your bags and furniture, book a removal firm, move in and enjoy what this superb property has to offer!

Downstairs comprises of a welcoming entrance hall, a dual aspect living room with feature freestanding multi fuel burning stove, the perfect place to curl up on those cooler nights, an excellent modern kitchen with a much sought after island unit with open plan living/dining space, a separate utility room, ideal for keeping the laundry items hidden, and a useful downstairs WC. Upstairs comprises of a master bedroom with en-suite shower room with a modern three piece white suite, two further well-proportioned bedrooms and a family bathroom with a contemporary white three piece suite.

Externally the property benefits from a fully enclosed and private rear garden laid in lawn with plenty of space for the children to play and for the adults to relax and unwind after a busy week at work. To the front is a garden laid in lawn and a driveway with parking for 2 cars.

Rocklyn Lane is located 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 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	83	83
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



## THIS PROPERTY COMPRISES

Wooden front door to...

ENTRANCE HALL: Tiled floor.

GUEST WC: Contemporary two piece white suite comprising wash hand basin and low flush WC. Tiled flooring. Extractor fan.

LIVING ROOM: 17'7 x 12'11 (5.35m x 3.94m) Bay window. Dual aspect. Freestanding multi fuel burning stove with slate hearth. French doors to the rear garden.

KITCHEN/DINING ROOM: 17'7 x 10'5 (5.36m x 3.18m) Excellent range of high and low level cream units with granite effect work surfaces, 1 ½ bowl stainless steel sink unit with mixer tap, built-in under counter single oven, 4 ring gas hob, stainless steel and glass extractor hood,

integrated fridge/freezer, integrated dishwasher. Island unit, dining/living area. Recessed lighting. Tiled floor.

UTILITY ROOM: 9'11 x 7'0 (3.03m x 2.13m) High and low level units with granite effect work surface. Plumbed for washing machine, plumbed for tumble dryer. Tiled floor. Door to rear.

### FIRST FLOOR

MASTER BEDROOM: 13'6 x 10'5 (4.12m x 3.18m)

EN-SUITE SHOWER ROOM: Three piece white suite comprising large shower cubicle with plumbed shower unit, wash hand basin and low flush WC. Part tiled walls, tiled floor. Stainless steel heated towel rail. Recessed lighting. Extractor fan.

BEDROOM (2): 10'5 x 8'4 (3.17m x 2.54m)

BEDROOM (3): 10'4 x 8'11 (3.16m x 2.71m)

BATHROOM: Contemporary white suite comprising shower/bath with plumbed shower unit over, glass shower screen, pedestal wash hand basin and low flush WC. Part tiled walls. Tiled floor. Extractor fan. Storage.

### OUTSIDE

Front garden laid in lawn with shrubs. Tarmac driveway with parking for 2 cars.

Fully enclosed and private rear garden laid in lawn. Outside light.



2 Innotec Drive, Bangor, County Down, BT19 7PD

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