



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

15 CARNATHAN LANE | Donaghadee, BT21 0EH
OFFERS AROUND £299,950



The Property

Occupying a superb corner site within this highly desirable and popular hidden location, this property offers an ideal opportunity to purchase a fantastic detached family home. Providing a range of different layouts, this property is adaptable to suit the needs of the purchasers. Located off the prestigious New Road, the site offers an excellent degree of privacy as well as convenience to Donaghadee's thriving town centre and its many amenities. Within walking distance includes the picturesque lighthouse and harbour, shops, cafes, restaurants, health centre, rugby club, golf club and sailing club.

The property itself is deceptively spacious. The ground floor includes a living room with attractive brick fireplace and open fire, dining room and a lounge with open fire. There is a large kitchen with excellent storage, solid granite worktops and island unit, open plan to an exceptional family dining/entertainment area with built-in speakers and cast iron multi fuel burning stove. Furthermore, contained within the ground floor is a bedroom, study and fully tiled shower room. Additionally, upstairs this fine home is enhanced by four bedrooms, including master bedroom with en suite shower room. Bedroom two is plumbed for an en suite shower room, and a fully tiled bathroom with three-piece white suite completes the upstairs accommodation.

Outside there are mature and beautifully presented gardens in lawns to front, side and rear with vast array of colourful flowers, plants, trees and shrubs. The rear garden is fully enclosed with south westerly aspect and extensive stone paved sun terracing which is an ideal space to relax with a glass of wine or for children to safely play. There is also a tarmac driveway and forecourt with ample parking for cars, caravans or boats. Most of the rooms enjoy a pleasant outlook to the garden. Other benefits include oil fired central heating, utility room and attached garage with electric remote controlled roller shutter door.

All in all, this truly is a fantastic home. Coming to the market at a realistic price we expect demand to be high and can thoroughly recommend a viewing at your earliest opportunity.

Property Features

- Substantial Detached Family Home
- Popular Residential Area
- Superb Spacious Corner Site
- Versatile and Flexible Accommodation, Property is Much Bigger Than it Looks
- Living Room with Attractive Brick Fireplace and Open Fire
- Separate Dining Room
- Good Sized Fitted Kitchen with Granite Worktops, Open Plan to Family/Dining/Entertaining Area with Built-in Speakers and Cast Iron Multi Fuel Burning Stove
- Lounge with Open Fire
- Five Bedrooms, One of Which is on the Ground Floor
- Master Bedroom with En Suite Shower Room
- Bedroom Two with Plumbing for En Suite Shower Room
- Well Presented First Floor Bathroom with White Suite
- Ground Floor Shower Room with White Suite



Offers around £299,950
Detached
5 Bedrooms
4 Receptions

Property Features

- Oil Fired Central Heating
- Mature Beautifully Presented Gardens in Lawns to Front, Side and Rear with Colourful Flowers, Plants, Trees and Shrubs
- Rear Garden with Excellent Degree of Privacy, South Westerly Aspect, Fully Enclosed with Ideal Space for Children to Safely Play
- Donaghadee's Thriving Town Centre and its Amenities Close By
- Bangor, Newtownards and Belfast Easily Accessible
- Tarmac Driveway with Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Attached Double Garage with Remote Control Roller Shutter Door
- Early Viewing Essential
- Separate Utility Room
- Pleasant Outlook to Garden from Most of the Rooms

Accommodation

Ground Floor

- Reception Hall
- Living Room
16'8" x 13'0"
- Dining Room
11'2" x 10'3"
- Kitchen Open Plan to Family/Dining/Entertainment Area
28'10" x 20'10"
- Utility Room
8'10" x 6'3"
- Lounge
13'2" x 11'4"
- Study
10'1" x 7'7"
- Bedroom Five
14'1" x 9'9"

Fully Tiled Shower Room

First Floor

- Master Bedroom
14'6" x 12'2"
- En Suite Shower Room
- Bedroom Two
11'8" x 10'0"
- Bedroom Three
14'0" x 8'10"
- Bedroom Four
9'1" x 8'4"
- Bathroom

Outside

- Attached Double Garage
16'1" x 15'6"

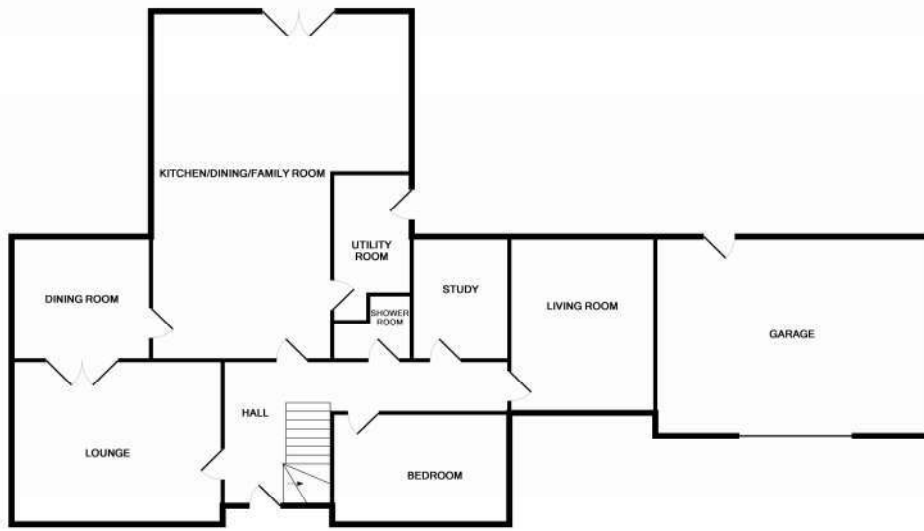
For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



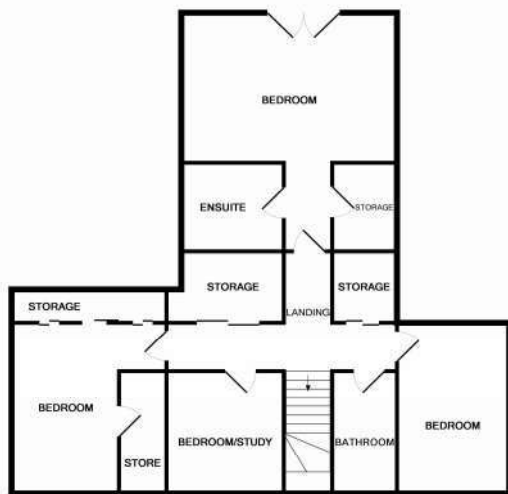








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Heading into Donaghadee from Bangor turn left at High Trees garage onto New Road. Take a right into Carnathan Lane.



Viewing

By appointment through agent.

Free Valuation

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