



12 ROBBYS POINT

Donaghade, BT21 0JU

Offers Around **£329,950**



DETACHED | 5  | 2  | 3 

Occupying arguably one of the finest sites in this popular residential area here is an outstanding opportunity to purchase an exceptional detached family home with southerly aspect to the rear and also backing onto open countryside.

KEY FEATURES

- Outstanding Detached Family Home
- Arguably One of the Finest Sites in the Area
- Backing onto Open Countryside with Southerly Aspect to the Rear
- Versatile and Flexible Accommodation
- Living Room with Solid Oak Floor, Attractive Fireplace and Gas Coal Effect Fire
- Good Size Family Room
- Fitted Kitchen with Granite Worktops and Large Island Unit, Open Plan to Casual Dining/Family Area
- Sun Room with Aspect to Rear Garden and French Doors to Outside
- Separate Utility Room
- Five Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Two of the Bedrooms Have Picturesque Country Views
- Phoenix Gas Heating



ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
12'10" X 21'1"
- Fitted Kitchen Open Plan
To Casual Dining/Family
Area
20' X 13'
- Sun Room
12' X 12'
- Utility Room
- Downstairs WC
- Family Room
18'2" X 10'9"

First Floor

- Bedroom One
16'4" X 10'9"
- En Suite Shower Room
- Bedroom Two
12'6" X 9'10"
- Bedroom Three
9'10" X 9'9"
- Bedroom Four
11'9" X 9'9"
- Bedroom Five Or Home
Office
11'1" X 9'10"
- Bathroom

Outside

- Front Garden In Lawns
- Tarmac Driveway With
Parking
- Outstanding Fully
Enclosed Rear Garden In
Lawns Backing Onto
Countryside
- Paved Patio Barbecue
With Southerly Aspect
Making It Ideal For
Children At Play, Outdoor
Entertaining Or Enjoying
The Sun.



To View Floor Plans
scan QR code below



DIRECTIONS

Heading Out Of Donaghadee Along Millisle Road Turn Right Into Edgewater. At The First T-Junction Turn Left And At The Next T-Junction Turn Left And Then Take A Right Into Robby's Point.



THE LOCAL AREA

Home to BBC's Hope Street, with the iconic landmark lighthouse at its very tip, a Moat in the centre of town and the picturesque Ards Peninsula on your doorstep dotted with quaint villages and vistas, you're spoiled for beauty.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	59	67

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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