

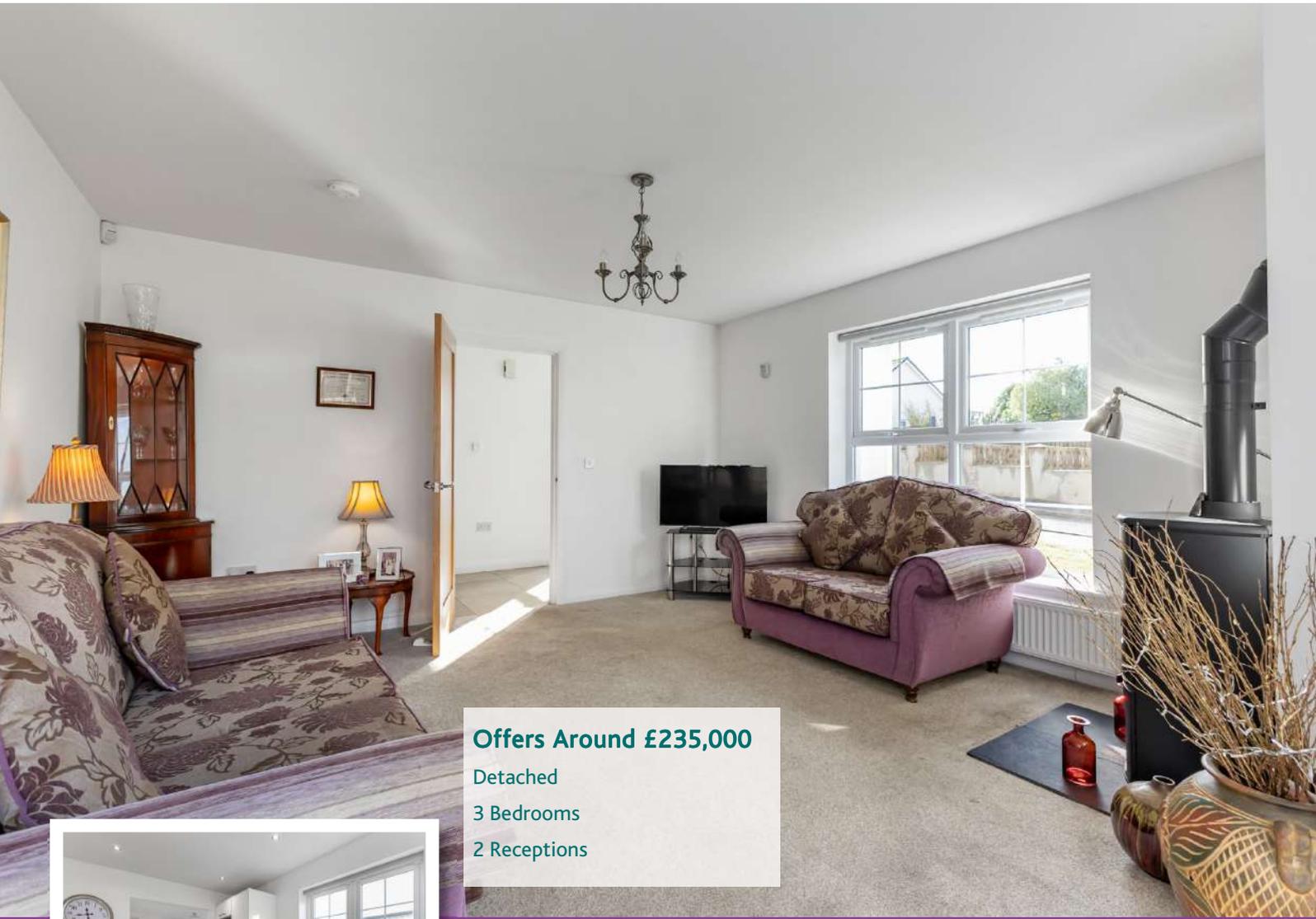


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

1 ROCKFIELD MEADOWS, CARROWDORE, BT22 2WW
OFFERS AROUND £235,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £235,000

Detached

3 Bedrooms

2 Receptions



Property Features

- Recently Constructed and Well Presented Detached Home
- Large Corner Site with Gardens to the Front, Side and Rear
- Spacious Living Room with Wood Burning Stove
- Modern Fitted Kitchen with Excellent Range of Integrated Appliances and Space for Dining
- Sun Room with uPVC Double Glazed Doors to Garden
- Three Well Appointed Double Bedrooms
- Master with En Suite Shower Room
- Bathroom with Contemporary White Suite
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Detached Garage
- Two Separate Driveways Providing Generous Parking for Cars, Motorhome or Trailers
- Ground Floor WC
- Convenient Location Providing Ease of Access to Donaghadee, Newtownards and Belfast City Centre
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer
- No Expense Spared on Fixtures and Fittings

Accommodation

Ground Floor

Spacious Reception Hall

WC

Utility Store

Living Room
14' 3" x 14' 2"

Kitchen with
Dining Area
12' 10" x 9' 7"

Sun Room
13' 1" x 11' 7"

First Floor

Landing

Bedroom One
14' 2" x 11' 10"

En suite Shower Room

Bedroom Two
13' 1" x 9' 11"

Bedroom Three
13' 1" x 8' 4"

Bathroom

Roofspace

Outside

Front, Side and Rear
Garden Laid in Lawns

Two Gravel Driveways

Recently Installed Steel
Garage

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



This modern recently constructed detached home has been finished to a superb standard throughout leaving little left to do but set your furniture in and enjoy. In brief, the bright and spacious accommodation comprises of a large living room with wood burning stove and uPVC double glazed French doors to garden, modern fitted kitchen with excellent range of integrated appliances and ample space for dining, open plan to sun room to the ground floor. Upstairs there are three well appointed double bedrooms, master with contemporary en suite shower room and main bathroom with white suite.

Outside benefits from a corner site with well maintained gardens to the front, side and rear as well as generous parking and a large garage. A ground floor WC, Oil fired central heating and uPVC double glazing add to the list of features this fine home has to offer.

Located in the heart of Carrowdore village, the property is only a short drive to local beaches and provides excellent convenience to Bangor, Newtownards and Belfast. Early viewing strongly recommended to fully appreciate all that is on offer.



Directions

Travelling along Main Street, from Ballyblack Road East, Rockfield Meadows can be found on your right hand side just before the Eurospar on your left.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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Awards & Recognition



As rated by THE SUNDAY TIMES THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		
	72	75

Bangor/Ards Peninsula

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