



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**34 ROSE PARK, DONAGHADEE, BT21 0BG**  
**OFFERS AROUND £169,950**

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and to Arrange a Viewing**







Offers Around £169,950

Semi-Detached

3 Bedrooms

2 Receptions

## Property Features

- Attractive Semi Detached Home with No Onward Chain
- Located in Extremely Popular Residential Area Within the Picturesque and Thriving Seaside Town of Donaghadee
- The Property has Been Well Cared For
- Large Living Room with Stone Fireplace and Cornice Ceiling
- Good Sized Open Plan Kitchen to Casual Dining/Family Area with Aspect Overlooking the Rear Garden
- Three Well Proportioned Bedrooms, Two of Which Have Built-in Wardrobes
- Shower Room with Three Piece White Suite
- Oil Fired Central Heating with Recently Installed New Boiler and Oil Tank
- uPVC Double Glazed Windows
- Well Presented Low Maintenance Front Paved Forecourt
- Tarmac Driveway with Parking
- Detached Garage with Electric Remote Roller Door and Additional Store Room to the Rear
- Fantastic Fully Enclosed Rear Garden with Lawns, Flowerbeds in Plants and Shrubs, Paved Patio Barbecue Area and Southerly Aspect Making an Ideal Space for Children at Play, For Outdoor Entertaining or Enjoying the Sun
- Potential to Extend Subject to Necessary Approvals
- Wide Ranging Appeal to a Host of Potential Purchasers
- Conveniently Positioned with Easy Access to Donaghadee's Thriving Town Centre
- Various Activities for the Sporting Enthusiast Including Golf, Cricket, Rugby, Hockey, Football and Sailing
- Many Amenities Close by Such as Shops, Cafes, Restaurants, Picturesque Lighthouse and Harbour and The Commons





# Accommodation

## Ground Floor

Reception Hall

**Living Room**  
20'1" x 11'7"

**Kitchen Open Plan To Casual Dining/Family Area**  
20' x 13'3"

## First Floor

Landing

**Bedroom One**  
12'6" x 9'

**Bedroom Two**  
10'8" x 9'

**Bedroom Three**  
9'4" x 7'

**Shower Room**

## Outside

**Detached Garage**  
18' x 11'3"

**Store Room**  
9'6" x 9'6"

**Fully Enclosed Rear Garden with Southerly Aspect**

For more information and photographs regarding the accommodation in this property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



Located in this extremely popular residential area within the picturesque and thriving seaside town of Donaghadee here is an ideal opportunity to purchase an attractive semi detached home with no onward chain. The property has been extremely well cared for highlighted by features such as recently installed new oil boiler and tank and an electric door on the garage.

The accommodation comprises large living room with stone fireplace as well as a good sized kitchen which is open plan to casual dining/family area with aspect overlooking the rear garden. Upstairs this fine home is further enhanced by having three well proportioned bedrooms, two of which have built-in wardrobes, and a shower room with three piece white suite. Outside does not disappoint either. There is an easily maintained well presented front forecourt in paving. A tarmac driveway provides ample parking whilst at the rear of the property there is a well presented fully enclosed rear garden with lawns, flowerbeds in plants and shrubs, paved patio barbecue area and southerly aspect making an ideal space for children at play, for outdoor entertaining or enjoying the sun. There is also potential to extend subject to necessary approvals. Other benefits include uPVC double glazed windows and additional store room to the rear of the garage.

With all this fine home has to offer demand is anticipated to be high and to a wide range of prospective purchasers. It is conveniently positioned with easy access into Donaghadee's town centre and all its amenities such as lighthouse, harbour, shops, cafes, restaurants and the Commons. There is a variety of activities for the sporting enthusiast such as golf, cricket, rugby, football, hockey and sailing. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.



# Directions

Heading out of Donaghadee along Killaughey Road take the second on your right into Rosepark. At the T-junction turn left and take the first on your right. At the next T-junction turn right and Number 34 is on your right.



All measurements are approximate and for display purposes only



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		68	72

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