

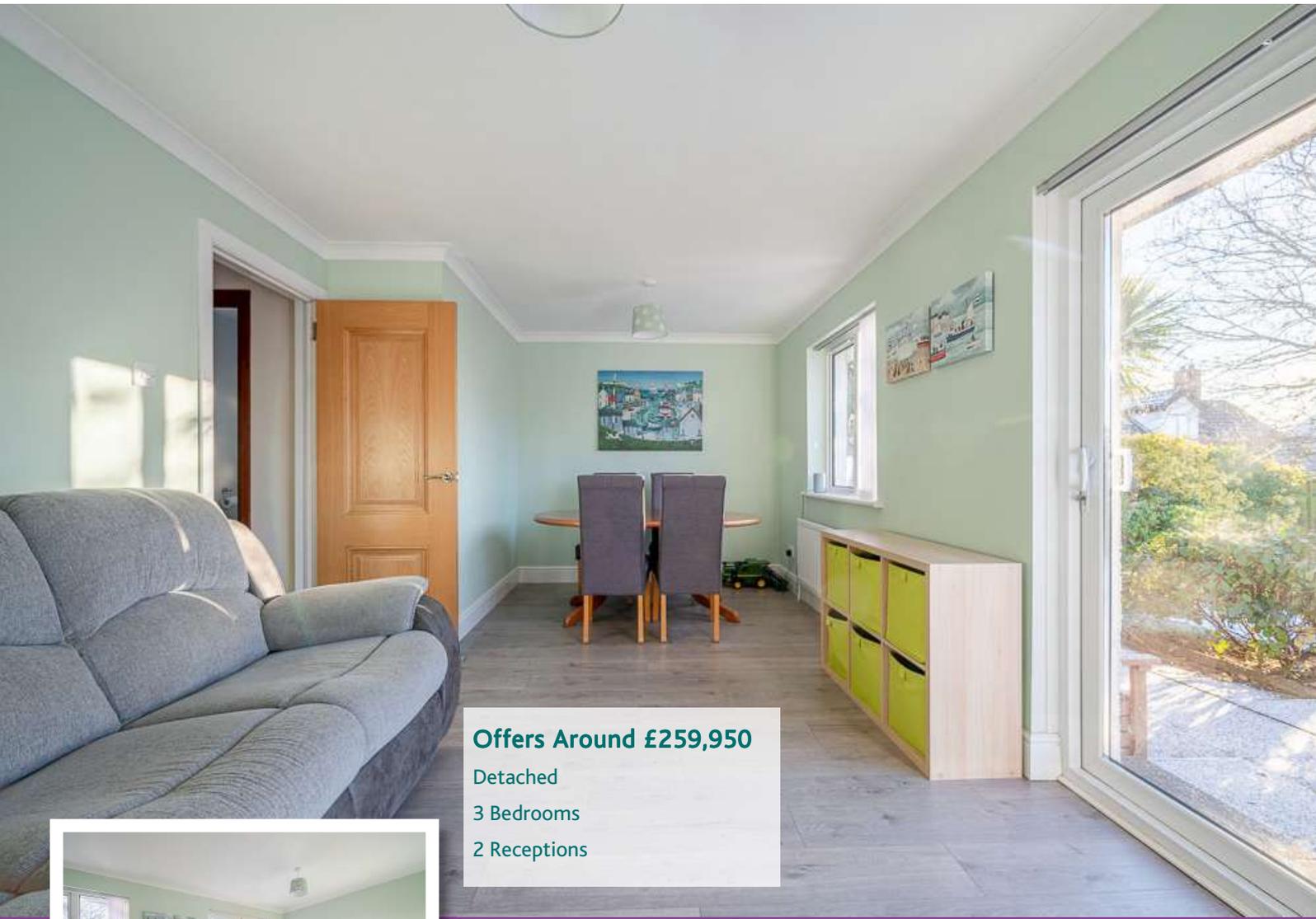


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

2 GALLOWAY POINT, DONAGHADEE, BT21 0ES
OFFERS AROUND £259,950

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





Offers Around £259,950

Detached

3 Bedrooms

2 Receptions

Property Features

- Attractive Detached Property
- Superb Corner Site in Popular Residential Area
- Versatile and Flexible Accommodation Providing a Range of Different Layouts
- Living Room with Attractive Mahogany Fireplace and Open Fire
- Family Room with Casual Dining Area and Double Glazed Sliding Patio Door to Rear Garden
- Fitted Kitchen and Separate Utility Room
- Three Well Proportioned Bedrooms, One of Which is on the Ground Floor
- Main Bedroom Has an Adjoining Nursery/Office/Games Room with Potential to Convert to En Suite or Dressing Room Subject to Necessary Approvals
- Ground Floor Bathroom with Four Piece Suite to Include Bath and Separate Shower
- First Floor Shower Room
- Oil Fired Central Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Front and Side Garden in Lawns
- Tarmac Driveway and Forecourt with Parking for Cars, Caravans, Boats, Horse Box, etc
- Integral Garage with Electric Remote Roller Door
- Outstanding Fully Enclosed Rear Garden in Lawns with Extensive Paved Patio Area, Excellent Degree of Privacy and Southerly Aspect
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Conveniently Positioned with Easy Access into Donaghadee's Thriving Town Centre and its Amenities Such as Shops, Cafes, Restaurants, The Commons and, of Course, the Iconic Lighthouse and Harbour



Accommodation

Ground Floor

Reception Hall

Living Room
15'7" x 11'3"

Family Room with Casual Dining Area
18' x 10'5"

Kitchen
15'6" x 9'10"

Utility Room

Bedroom Three
11'3" x 9'6"

Bathroom

First Floor

Landing

Bedroom One
19' x 11'3"

Adjoining Office/Nursery/ Games Room
12'11" x 10'

Bedroom Two
9'5" x 19'1"

Shower Room

Outside

Integral Garage
19'9" x 10'2"

Fully Enclosed Rear Garden in Lawns

Extensive Paved Patio Barbecue Area

Excellent Degree of Privacy with Southerly Aspect

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



Located in a cul-de-sac within this popular residential area here is an ideal opportunity to purchase an attractive detached property which occupies a fantastic corner site. The property has bright, spacious and adaptable accommodation resulting in a wide range of different layouts to suit the needs of the home owners. The ground floor comprises living room with attractive mahogany fireplace and open fire, good sized family room with casual dining area and uPVC double glazed patio door to the rear garden, kitchen, bedroom and bathroom with four piece white suite. Upstairs this fine home is further enhanced by having two large bedrooms, one of which has an adjoining office, nursery or games room which could be converted to an en suite and dressing room subject to necessary approvals. The other bedroom upstairs has a good range of built-in wardrobes with mirror fronted sliding doors. There is also a first floor shower room. Outside does not disappoint either. There are gardens in lawns to the front and side, a tarmac driveway and forecourt provides parking for cars, caravans, boats and horse box, etc, and to the rear is an outstanding fully enclosed garden in lawns with extensive paved patio barbecue area, excellent degree of privacy and southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, uPVC double glazed windows, integral garage with electric remote roller door and utility room. This property is conveniently positioned with easy access into Donaghadee's thriving town centre and all its amenities such as shops, cafes, restaurants and, of course, the iconic lighthouse and harbour. The Commons are also close by. Recent sales of other properties in this area have proven to have been extremely successful and this one should be no different.



Directions

Heading out of Donaghadee along Millisle Road turn right into Edgewater. At the first T-junction turn left. Take the first on your right into Quayside and second on your left into Galloway Point.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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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 | | 50 | 65 |
| (21 - 38) F | | | |
| (01 - 20) G | | | |
| Not energy efficient - higher running costs | | | |

Bangor/Ards Peninsula

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