



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

34 CRAIGBOY ROAD | Donaghadee, BT21 0LP
OFFERS AROUND £494,950



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



johnminnis.co.uk



The Property

Located on the outskirts of the picturesque coastal town of Donaghadee here is an ideal opportunity to purchase a fabulous detached family home with an idyllic setting and fabulous country views to both front and rear.

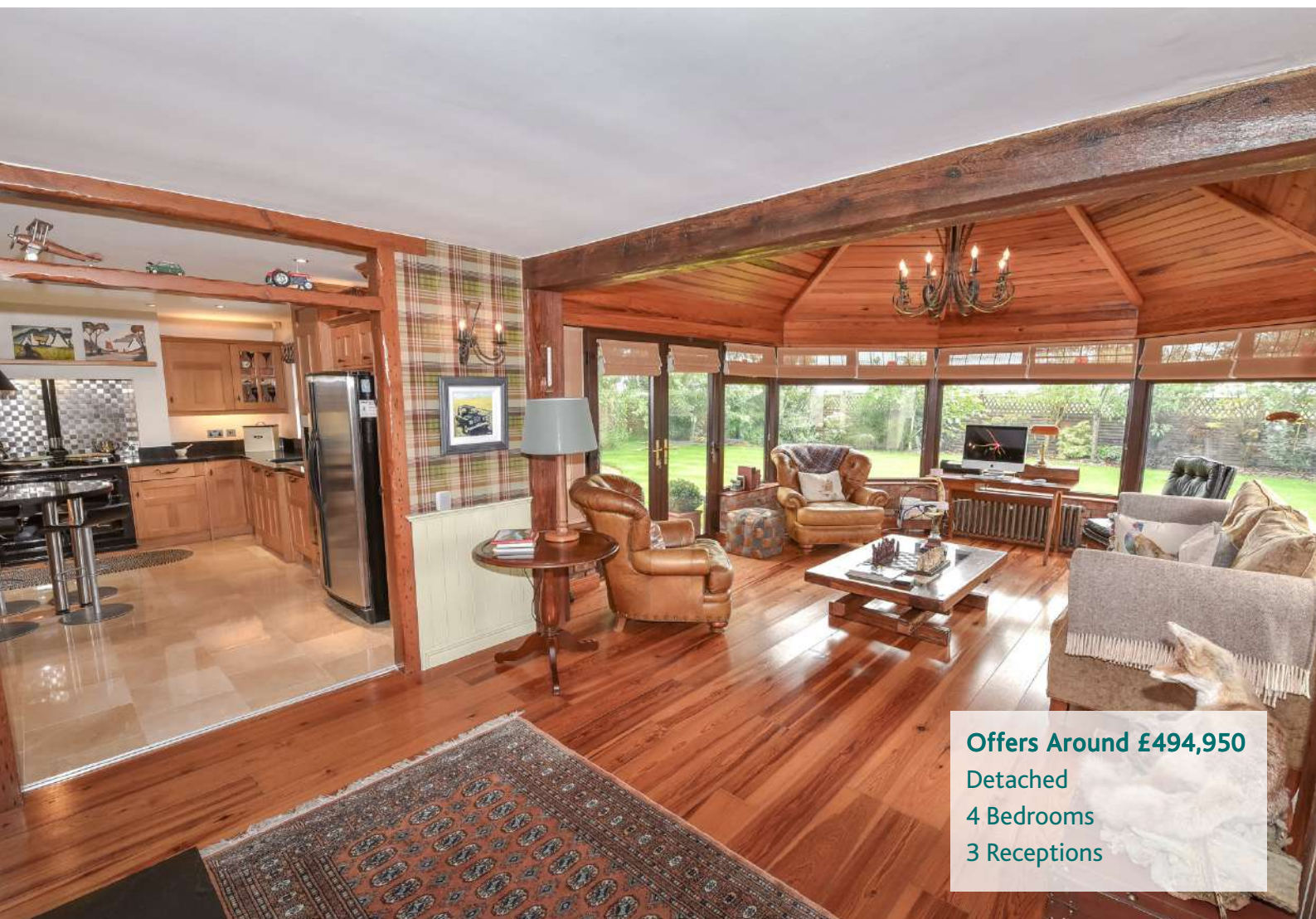
The accommodation is bright, spacious and flexible providing a range of different layouts to suit the needs of the owners and comprising living room with attractive carved fireplace, marble hearth and open fire, superb fitted kitchen with range of high and low level solid oak units, granite worktops, Aga and range of integrated appliances, which include coffee machine. The kitchen has an archway which leads through to a family room with cast iron wood burning stove on slate hearth. The family room in turn leads to a sun room with feature pitch pine vaulted ceiling. There are also three well proportioned bedrooms, including main bedroom with solid oak floor, dressing room and luxury en suite shower room, a home office which could be a fourth bedroom, shower room and utility room.

Outside does not disappoint either. The immaculate mature site consists of around $\frac{3}{4}$ acre with gardens and lawns to front, side and rear, an array of colourful flowers, plants, trees and shrubs, tarmac driveway and forecourt, which provides ample parking for cars, caravans, boats and horse boxes, etc. The rear garden is particularly impressive with fabulous aspect backing on to open countryside, excellent degree of privacy, various terraces, barbecue house and southerly aspect making it an ideal space for children at play or for outdoor entertaining. As well as the impressive gardens and fabulous parking there is also a double garage with twin remote electric doors and games room above which could also be used as gym, cinema room, etc, and there is also an adjoining store/workshop and log store. Other benefits include oil fired central heating, double glazed windows, utility room, wash room, fixed staircase to study area in the main dwelling and no onward chain.

The property is conveniently positioned so the owners benefit from all aspects of country living yet are convenient to the main towns such as Donaghadee, Bangor and Newtownards. Properties of this calibre rarely make it to the open market and as a result we expect demand to be high and can thoroughly recommend a viewing at your earliest opportunity so as to appreciate its entirety.

Property Features

- Outstanding Semi Rural Site of Around $\frac{3}{4}$ of an Acre
- Fabulous Detached Property with No Onward Chain
- Versatile and Flexible Accommodation
- Living Room with Attractive Carved Fireplace and Open Fire
- Picturesque Country Views to Front and Rear of Property
- Superb Fitted Kitchen with Range of High and Low Level Solid Oak Units, Granite Work Surfaces, Aga, Range of Integrated Appliances to Include Coffee Machine
- Separate Utility Room
- Family Room with Cast Iron Wood Burning Stove, Open Plan to Sun Room with Feature Pitch Pine Vaulted Ceiling
- Four Well Proportioned Bedrooms Including Main Bedroom with Solid Oak Floor, Dressing Room and Luxury En Suite Shower Room, Fourth Bedroom Could be a Home Office
- Luxury Shower Room with Three Piece White Suite to Include Shower with Power Jets
- Separate Two Piece Wash Room



Offers Around £494,950

Detached

4 Bedrooms

3 Receptions

Property Features

- Fixed Staircase to Study Area with Excellent Storage and Walk-in Access to Roofspace
- Beautifully Presented Mature Gardens to Front, Side and Rear with Vast Array of Colourful Flowers, Plants, Trees and Shrubs
- Exceptional Rear Garden Backing onto Open Countryside with Excellent Degree of Privacy, Log Store, Various Terraces, Barbecue House and Southerly Aspect Making an Ideal Space for Children at Play or For Outdoor Entertaining
- Tarmac Driveway and Forecourt with Ample Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Carport with Attractive Brick Paviour
- Large Double Garage with Twin Remote Electric Doors and Stairs to Games Room, Games Room Could be Used as Gym or Cinema Room, etc
- Adjoining Store/Workshop with WC
- Located in the Outskirts of Donaghadee but Also with Easy Access to Bangor and Newtownards
- Properties of This Calibre Rarely Make it to the Open Market
- Early Viewing Essential
- Demand Anticipated to be High

Accommodation

Ground Floor

Enclosed Reception
Porch

Reception Hall

Living Room
17'6" x 11'8"

Superb Fitted Kitchen
16'3" x 11'8"

Family Room
24'5" x 13'9"

Bedroom One
13'7" x 11'9"

Ensuite Shower Room

Bedroom Two
13'7" x 10'8"

Bedroom Three
11'7" x 11'9"

Shower Room

Rear Hallway

Wash Room

Utility Room

Bedroom Four or
Home Office
16'6" x 11'6"

Fixed Staircase to
Study Area
11'9" x 8'11"

Outside

Double Garage
22'1" x 21'9"

Carport

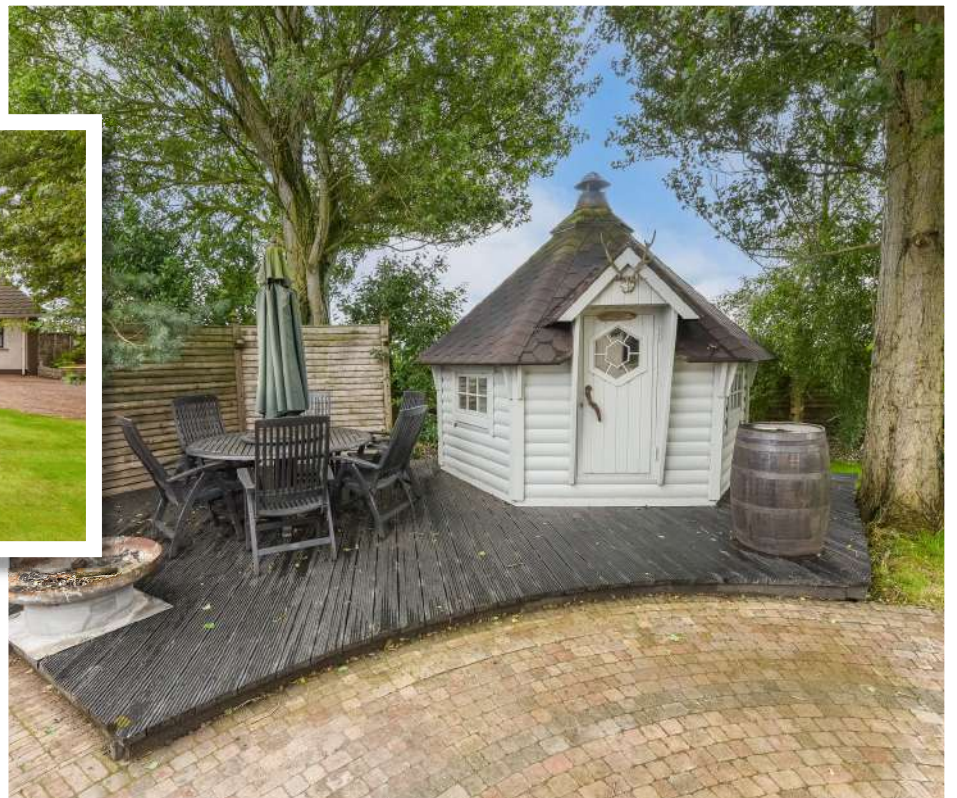
Adjoining Store /
Workshop
14'7" x 13'7"

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



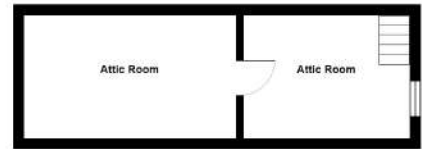
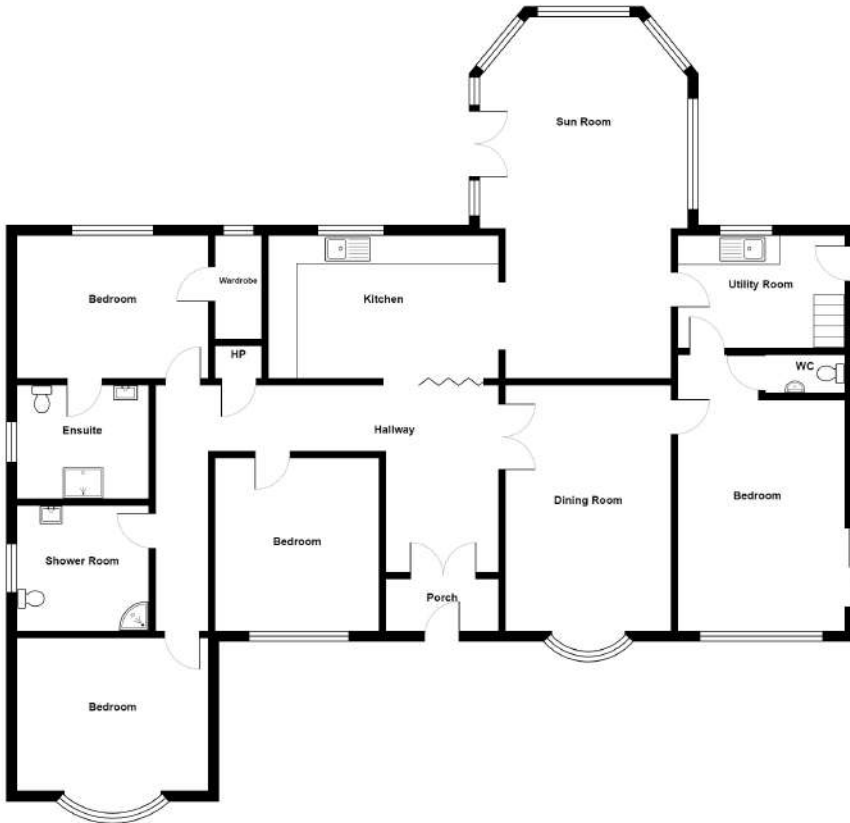






Directions

Heading out of Donaghadee on Killaughey Road turn left onto Windmill Road. Turn left into Craigboy Road 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.



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



JOHNMINNIS
RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



THE SUNDAY TIMES
THE IRISH TIMES

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			
		57	67

Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS