



An exceptional family home affording a private aspect to rear with idyllic countryside views, occupying a prime site within the ever popular Edgewater development.

This particular house is one of largest house types within the development and has been extended by the current owners. The layout could be easily adapted to suit the occupier's requirements and offers a wealth of bright and notably spacious accommodation arranged over three levels. Of particular note is the spacious lounge with multi fuel burning stove, an impressive sunroom with vaulted ceiling open plan to kitchen area is undoubtedly the heart of this beautiful home and is perfect for entertaining. Upstairs, there are four well proportioned bedrooms – master with luxury ensuite and family bathroom. Overall, the property is immaculately presented and tastefully decorated leaving the eventual purchaser with little to do but move in and enjoy.

An established and popular residential area, just a short distance from picturesque seaside town of Donaghadee with a wide range of facilities including a variety of shops, award winning restaurants, bowls, tennis, golf course, sailing club and the historic lighthouse and harbour. Also, within walking distance of Ballyvester beach and The Commons offering coastal walks and delightful scenery.

Only on internal inspection can one truly appreciate all this home has to offer and viewing is highly recommended.

Offers Over  
£249,950

3 Copeland Point,  
DONAGHADEE,  
BT21 0JY

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Viewing by  
appointment  
through agent  
028 9042 4747



- Superb Detached and Extended Family Home
- Excellent Standard of Decor Throughout
- Lounge with Multi Fuel Burning Stove
- Contemporary High Gloss Kitchen / Dining open plan to Sun Room with Stove & Feature Vaulted Ceiling
- Utility Room
- Ground Floor Cloaks with low flush suite
- Three Bedrooms, Master with luxury ensuite Shower Room
- Family Bathroom
- Integrated Speaker System in Kitchen, Sun Room, Bathroom and Master Bedroom
- Superb Bedroom on 2nd Floor with countryside views
- Integral Garage - additional driveway parking
- uPVC Double Glazed Windows / Oil Heating
- Popular & Convenient Location



The Property Comprises:

## Ground Floor

ENTRANCE: Front door to...

ENTRANCE HALL: Ceramic tiled floor. Cloakroom.



LOUNGE: 17' 9" x 13' 2" (5.41m x 4.01m) (into bay). Marble fireplace with cast iron multi-fuel stove, solid oak floor.



KITCHEN / DINING: 19' 9" x 13' 8" (6.02m x 4.17m) Grey high gloss kitchen with excellent range of high and low level units, granite worktops, integrated fridge and freezer, Nordmende double oven, island with stainless steel sink unit with Quooker Kitchen Tap (Boiling & Cold Water), granite drainer, integrated dishwasher, wine fridge, breakfast bar, induction hob, extractor fan, ceramic tiled floor. Open plan to...

GARDEN ROOM: 18' 2" x 11' 5" (5.54m x 3.48m) Morso wood burning stove, LED lighting. Double doors to patio garden.





UTILITY ROOM: 10' 7" x 5' 1" (3.23m x 1.55m)

Range of units, stainless steel sink unit with mixer taps, plumbed for washing machine, space for dryer, ceramic tiled floor. uPVC door to outside.

CLOAKROOM: Pedestal wash hand basin, wash hand basin, ceramic tiled floor.

First Floor



BEDROOM (1): 16' 11" x 10' 7" (5.16m x 3.23m) Wall to wall range of built-in robes with sliding mirrored doors.



BEDROOM (2): 18' 2" x 12' 9" (5.54m x 3.89m) Wall to wall range of built-in robes with sliding doors.

ENSUITE SHOWER ROOM: Walk-in shower unit with rain shower head and thermostatic shower, contemporary wash stand, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor, LED lighting.



BATHROOM: Free standing bath with mixer taps and telephone hand shower, contemporary wash hand basin, low flush wc, separate fully tiled thermostatic shower unit, ceramic tiled floor.



BEDROOM (3): 11' 6" x 10' 5" (3.51m x 3.18m) Linen cupboard with pressurised water system.



Second Floor

BEDROOM (4): 20' 4" x 19' 5" (6.2m x 5.92m) Wall to wall range of built-in robes with sliding mirrored doors.





## Outside

Driveway parking with ample parking leading to garage.

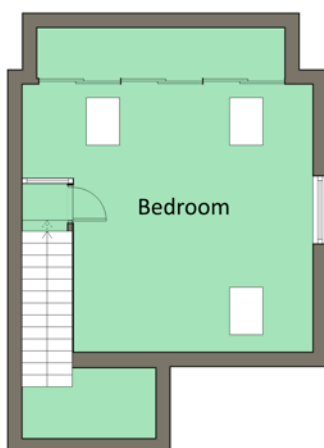
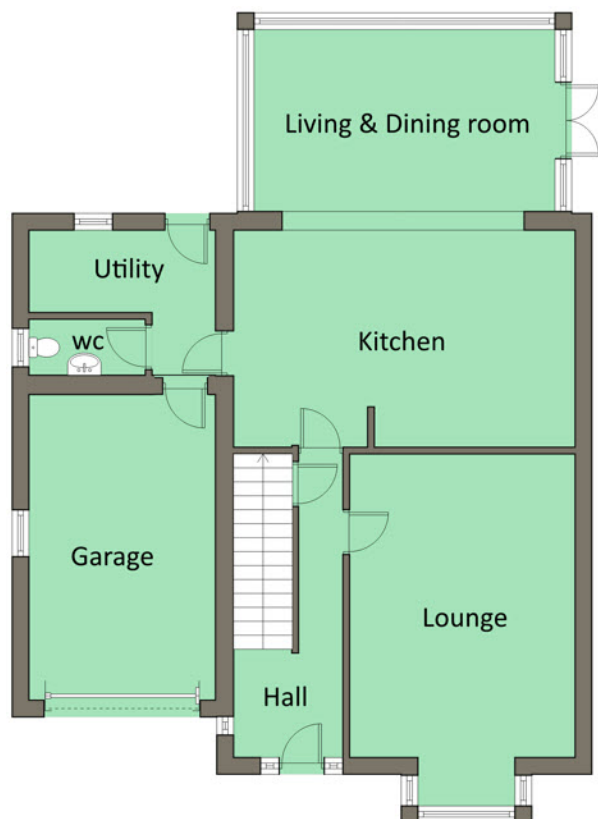
GARAGE: 18' 3" x 11' 0" (5.56m x 3.35m) Roller shutter door, light and power, sink unit with mixer taps, oil fired boiler.

Superb garden to rear laid in lawns and patio area enjoying country views.

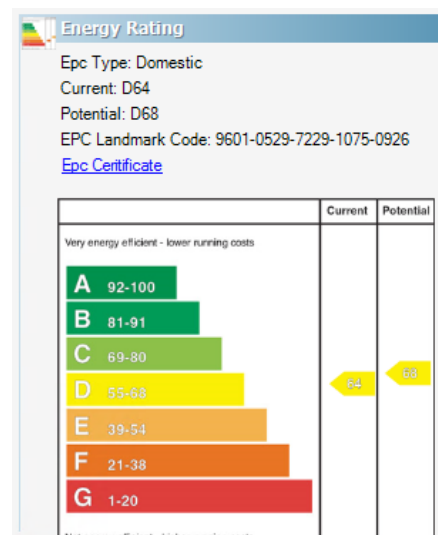


## Location:

Millisle Road turn into Edgewater and follow road into Edgewater Cove, left into Edgewater Bay and left into Garret Rocks, follow road round to Robby's Point then into Copeland Square. At end of Copeland Square turn left into Copeland Point.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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