

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 CARNMOON,
DONAGHADEE, BT21 0RB**

OFFERS AROUND £275,000

Welcome to 15 Carnmoon, a delightful semi-detached house located in the charming town of Donaghadee. This spacious property, built in 2006, offers an impressive 1,550 square feet of living space, making it an ideal family home.

As you enter, you will find one of the well-proportioned reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is a standout feature, complete with an island and generous dining area, perfect for family meals or casual gatherings. Additionally, there is a snug or office space, offering versatility to suit your lifestyle needs.

The property boasts four good-sized bedrooms, ensuring plenty of room for family or guests. The master bedroom includes an ensuite shower room, providing a private retreat for relaxation. And there is an additional reception space on there first floor.

Outside, the property features a stone driveway with parking for two vehicles, along with an enclosed rear garden that combines a lovely lawn area with a paved walkway, ideal for outdoor enjoyment.

Situated within walking distance to the seafront, local commons, and all essential amenities, this home offers both convenience and a sense of community. Whether you are looking for a peaceful retreat or a vibrant family environment, 15 Carnmoon is a property that truly deserves your attention.



Key Features

- Spacious Semi Detached Property In The Carnmoon Development
- Four Good Sized Bedrooms, Master With Ensuite Shower Room
- Driveway In Stone With Parking For Two Vehicles
- Gas Fired Central Heating And uPVC Double Glazed Windows
- No Onward Chain !
- Walking Distance To The Seafront, Commons And All Local Amenities
- Modern Kitchen With Island And Space For Dining And Snug/Office
- Enclosed Rear Garden With Area In Lawn And Paved Walkway
- Two Well Proportioned Living Areas



Accommodation

Comprises:

Entrance Hall

Wood effect tiled floor, under stairs storage, glazed door to kitchen.

Guest WC

White suite comprising low flush wc, pedestal wash hand basin, partly tiled walls, extractor fan, wood effect tiled floor.

Kitchen/Dining Room

17'0" x 13'9"

Modern range of high and low level units with granite work surfaces, island with breakfast bar seating, undermounted stainless steel sink unit with mixer tap, integrated dishwasher, space for range cooker, stainless steel extractor hood, partly tiled walls, space for fridge freezer, recessed spotlighting, space for dining, electric stove, space for family area/office, wood effect tiled floor and double doors to rear garden.

Family Room

15'1" x 9'2"

Wood effect tiled flooring, pvc door to front.

First Floor

Landing

Under stairs storage.

Living Room

17'0" x 10'9"

Bedroom 1

13'1" x 10'9"

Double room, ensuite shower room.

Ensuite

White suite comprising low flush wc, pedestal wash hand basin with mixer taps, shower enclosure with overhead shower and glazed shower door, tiled floor and extractor fan.

Second Floor

Landing

Storage cupboard.

Bedroom 2

12'1" x 10'2"

Double room, sea views.

Bedroom 3

11'5" x 8'10"

Double room, sea views, laminate flooring.

Bedroom 4

11'1" x 7'10" (at widest points)

Sea views.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, feature period style radiator, panelled bath with overhead shower attachment and glazed shower screen, extractor fan and access to roofspace.

Outside

Front: Stone driveway.

Rear: Fully enclosed with area in lawn, outside light, paved area, area in stone.

As part of our legal obligations under

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk



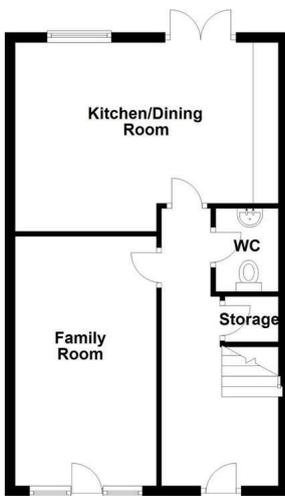




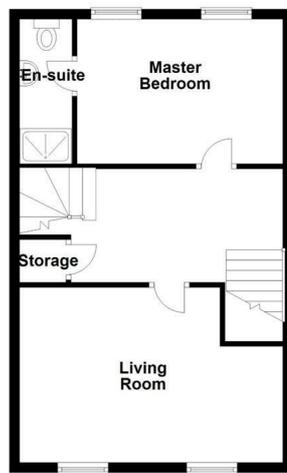




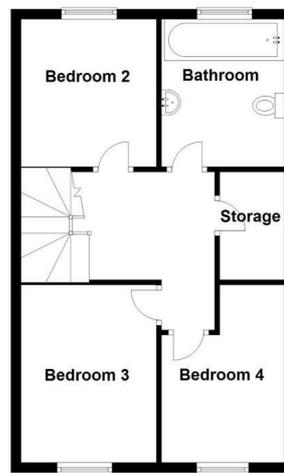
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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