



## 47 MOREY HILLS

Donaghadee BT21 ONW

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**£419,950**



DETACHED

| 5 🏠 | 2 🚿 | 3 🚗

Tucked away at the end of a cul-de-sac within this extremely popular residential area here is an ideal opportunity to purchase an outstanding detached family home with picturesque views of the Irish Sea and Mounse Mountains which can be enjoyed both internally and externally

## KEY FEATURES

- Outstanding Detached Family Home with Picturesque Views of the Irish Sea and Mounse Mountains
- Good Size Living Room with Attractive Granite Fireplace and Cast Iron Multi Fuel Burning Stove
- Superb Modern Fitted Kitchen with Granite Worktops and Casual Dining Area
- Separate Utility Area
- Sun Room off the Kitchen with uPVC Double Glazed French Doors to Outside
- One of the Bedrooms is on the Ground Floor
- Ground Floor Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Front Garden in Lawns
- Tarmac Driveway with Parking and EV Charging Point
- Outstanding Fully Enclosed Rear Garden in Lawns with Paved Patio Barbecue Areas
- Rear Garden Also Has an Excellent Degree of Privacy and Southerly Aspect
- In Close Proximity to Many Amenities
- Donaghadee Offers a Variety of Activities for the Sport Enthusiast Which Include Sea Swimming, Golf, Sailing, Cricket, Rugby, Hockey, Tennis, Football and Bowls



## ROOM DETAILS

### GROUND FLOOR

Entrance

Reception Hall

Living Room

18'7" x 16'7"

Modern Kitchen with  
Casual Dining Area to

Sun Room

21'5" x 9'10"

Sun Room

12'8" x 10'6"

Bedroom Four

12'2" x 10'

Bathroom

Utility Area

Family Room

23'4" x 11'10"

Stairs to First Floor

### FIRST FLOOR

Spacious Landing

Bedroom One

14' x 12'

En Suite Shower Room

Bedroom Two

15' x 10'8"

Bedroom Three

10'4" x 9'

Bedroom Five or Home

Office

11'10" x 10'9"

Outside



## DIRECTIONS

*Travelling out of Donaghadee towards Millisle, Morey Hills is located on the right hand side opposite The Commons recreational grounds. It is approached via Morey Avenue.*



## THE LOCAL AREA

*Donaghadee is a picturesque coastal town on the North Down coastline, celebrated for its breathtaking sea views and nearby Copeland Islands*

*With charming streets filled with local shops, cafes, and outdoor activities like sailing, it offers a vibrant community spirit. Just a short drive from Belfast, Donaghadee has been voted as one of the best places to live, combining natural beauty with a welcoming atmosphere.*



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 86        |
| (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 |           |

## OUR BRANCHES

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