



## 3 ROSE PARK AVENUE

Donaghadee BT21 0BW

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*Offers Around*

**£229,950**

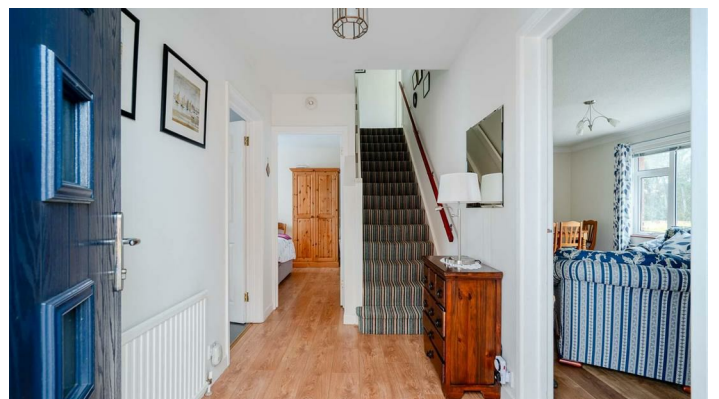


SEMI-DETACHED | 4  | 2  | 1 

Here is an ideal opportunity to purchase an attractive semi detached home situated in this extremely popular area with no onward chain. Well presented throughout there is little left to do but move in and enjoy.

## KEY FEATURES

- Attractive Semi Detached Property with No Onward Chain
- Popular Residential Area
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Good Sized Living Room with Attractive Fireplace, Open Fire and Casual Dining Area
- Fitted Kitchen
- Four Well Proportioned Bedrooms Including Ground Floor Bedroom with En Suite Shower Room
- Bathroom with Three Piece Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Courtyard Garden in Attractive Brick Paviour
- Driveway with Parking
- Good Sized Detached Garage
- Fully Enclosed Rear Garden with Lawns
- Providing Ample Room to Extend Subject to Necessary Approvals
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun



## ROOM DETAILS

### ENTRANCE

*Reception Hall*

*Living Room*

20'2x11'8

*Kitchen*

9'11x9'4

*Bedroom Four*

9'11x9'10

*En Suite Shower  
Room*

### STAIRS TO FIRST

*FLOOR*

*Landing*

*Bedroom One*

13'2x8'9

*Bedroom Two*

11'1x9'5

*Bedroom Three*

9'5x7

*Bathroom*

### OUTSIDE

*Detached Garage*

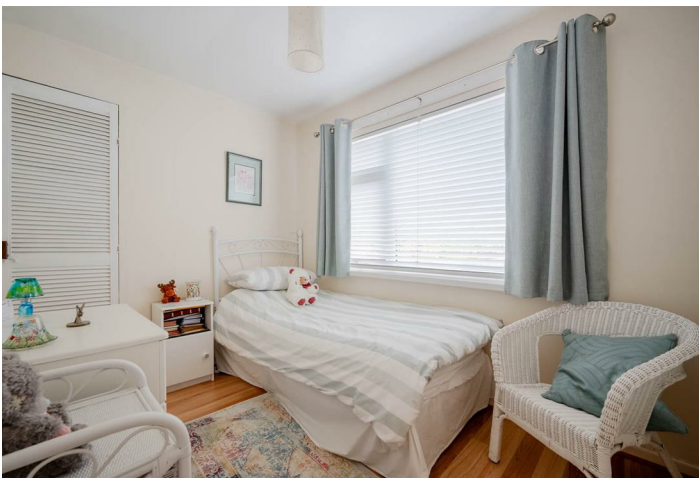
20'1x12

### OUTSIDE



## DIRECTIONS

Heading out of Donaghadee on Millisle Road turn right onto Killaughey Road. Go past the cricket pitches and turn right into Rosepark. At the T-junction, turn left and then first right onto Rosepark 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		73	85
(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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