



12 RUGBY CRESCENT

DONAGHADEE BT21 0DZ

Offers Around

£199,950



SEMI-DETACHED | 3 | 1 | 1

Tucked away at the end of the cul-de-sac and backing onto the rugby pitches here is an ideal opportunity to purchase an attractive semi detached property with no onward chain. Conveniently positioned with easy access into Donaghadee's thriving town centre and its amenities which include shops, cafes, restaurants, the moat and, of course, the iconic lighthouse and harbour.

KEY FEATURES

- Attractive Semi Detached Property Tucked Away at the End of a Cul-de-Sac Backing onto the Rugby Pitches
- Popular and Highly Sought After Residential Location
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Living Room
- Kitchen with Casual Dining Area
- Phoenix Gas Heating and uPVC Double Glazed Windows
- Well Presented Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Tarmac Driveway with Parking
- Outstanding Fully Enclosed Rear Garden in Lawns with Excellent Degree of Privacy and South Westerly Aspect
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Attached Garage Currently Partitioned to Provide Utility Area
- Various Activities in Donaghadee for the Sporting Enthusiast Which Includes Rugby, Sailing, Golf, Hockey, Cricket, Football, Tennis and Bowls



ROOM DETAILS

Entrance	Fully Tiled Shower Room	ATTACHED GARAGE: 22'4" x 9'4" OUTSIDE
Reception Hall	Landing	
Living Room 14'4" x 10'4"	Bedroom One 12'6" x 11'8"	
Kitchen with Casual Dining Area 13'5" x 8'9"	Bedroom Two 10'5" x 9'2"	
Bedroom Three 10'6" x 9'1"	OUTSIDE	



DIRECTIONS

Heading out of Donaghadee along Newtownards Road turn right into Rugby Crescent just before the Rugby Club. Number 12 is at the end on your left hand side.



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 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		
(55-68)	D		
(39-54)	E	56	72
(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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