



41 ROCKHILL

DONAGHADEE BT21 0FB

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*Offers Around*

**£499,950**



## HOUSE - SEMI- DETACHED

| 6  | 2  | 4 

Add text here

- Fantastic Site Within This Popular and Exclusive Development Located off Warren Road
- No Onward Chain
- Prestigious and Highly Sought After Residential Location
- Extended Semi Detached Family Home Occupying a Quiet Cul de Sac Location
- Immaculately Presented Throughout
- Six Well Proportioned Bedrooms
- Master Bedroom with En Suite
- Downstairs WC / Utility Area
- Living Room with Attractive Stone Fireplace and Gas Coal Effect Fire
- Underfloor Heating Throughout the Ground Floor





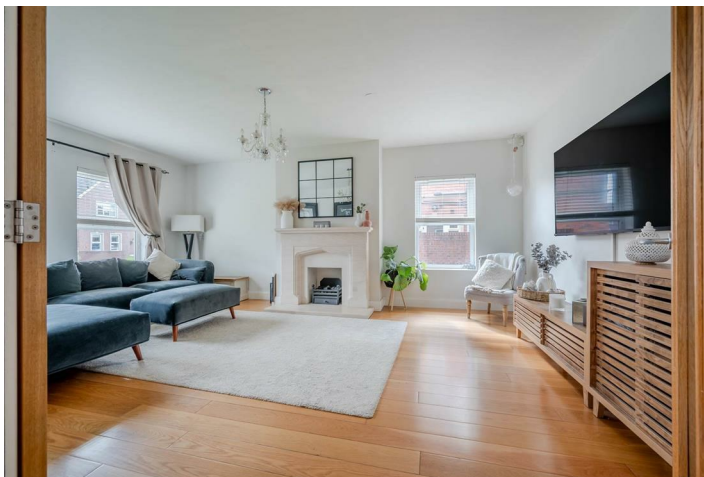
ROOM DETAILS

Ground Floor			Outside
SPACIOUS RECEPTION HALL	DRAWING ROOM: (19'4" x 13'4")	BEDROOM FOUR/OFFICE (9'5" x 8'10")	
WC	Study (9'3" x 9'3")	BATHROOM:	
KITCHEN: (13'0" x 12'0")	First Floor	STAIRS TO SECOND FLOOR	
UTILITY ROOM: (9'7" x 7'0")	MASTER BEDROOM:	LANDING:	
GARDEN ROOM (16'6" x 10'5")	(14'2" x 13'5")	BEDROOM (5): (14'10" x 8'0")	
FAMILY ROOM: (14'0" x 9'4")	BEDROOM (2): (14'2" x 13'5")	BEDROOM (6): (13'6" x 8'0")	
	BEDROOM (3): (13'5" x 9'6")	SHOWER ROOM:	
		GARAGE: (15'0" x 11'6")	



## DIRECTIONS

Travel out of Donaghadee along the Warren Road in the direction of Groomsport. Turn left into Rockhill and then take the first turning on the right hand side. Number 41 is located on the left.



## THE LOCAL AREA

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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