

# 25 Rocklyn Crescent Donaghadee, BT21 0FY

*Offers around £225,000*



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## A beautifully presented three-bedroom semi-detached home, just four and a half years old, located within a highly sought-after Rocklyn development.

This modern three bedroom property offers well-balanced accommodation arranged over two floors, finished to a contemporary standard throughout. The ground floor features a stylish, fitted kitchen with integrated appliances. This spacious kitchen/dining area is complete with French doors opening onto the rear

garden—ideal for both everyday living and entertaining.

Upstairs, the home boasts three well-proportioned bedrooms, including a generous principal bedroom with ensuite, alongside a modern family bathroom with quality fixtures and fittings.

Externally, the property benefits from a private rear garden, perfect for relaxing or outdoor dining, as well as off-road parking. This home is still within its new-build lifespan, offering energy efficiency, modern construction, and peace of mind.





## PROPERTY FEATURES

- Modern Three Bed semi Detached Property In The Popular Rocklyn Development
- Three Good Sized Bedrooms, Master With Ensuite
- Private Low Maintenance Garden
- Outskirts Of Donaghadee With Walking Distance To The Town
- Contemporary Kitchen With Utility
- Downstairs WC and First Floor Family Bathroom
- Gas Fired Central Heating
- Lounge With Feature Bay Window
- Double Doors Out To Patio Off Dining Area
- Off Street Parking







## PROPERTY MEASUREMENTS

Hallway	8'2x16'6
Toilet	3'4" x 4'9"
Kitchen	11'2" x 15'11
Utility	3'3" x 6'8"
Living Room	15'7" x 16"
Bedroom 1	15'7" x 11'7"
Bedroom 2	10'2" x 8'2"
Bedroom 3	11'6" x 7'5"
Landing	10'11" x 10'7"
Bathroom	7'3" x 5'5"
Storage	4'10" x 2'11"

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold

Rates - Understood To Be £1300 Per Annum

### Directions

From the High Bangor Road, turn left after the Water Plant. Rocklyn Crescent is the first turn on the right and number 25 is at the end of the street on the left corner.

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: ///veal.crusaders.nooks

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