



## 51 ROCK HILL

Donaghadee, BT21 0FB

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*Offers around* **£334,950**



TOWNHOUSE | 4  | 2  | 3 

Occupying a fantastic site backing onto countryside within this exclusive development here is an opportunity to purchase an exceptional extended mid townhouse tucked away at the end of a cul-de-sac.

## KEY FEATURES

- Large First Floor Living Room with Attractive Limestone Fireplace and Hearth, Gas Fire and Double Glazed Door to Balcony
- Superb Fitted Kitchen with Granite Work Surfaces, Range of Integrated Appliances and Casual Dining Area
- Separate Utility Room
- Sun Room with Feature Vaulted Ceiling and Double Glazed Sliding Patio Door to Rear Garden
- Four Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- The Three Other Bedrooms Have Picturesque Country Views
- First Floor Bathroom with Three Piece Suite
- Additional Downstairs WC
- Phoenix Gas Heating Which is Under Floor to Ground and First Floor Levels
- Double Glazed Windows



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Integral Garage 17'3" x 9'9"
- Downstairs WC
- Superb Fitted Kitchen with casual Dining Area 19' x 10'8"
- Sun Room 12'6" x 11'3"
- Utility Room

### *First Floor*

- Living Room 21'4" x 16'6"
- Bedroom Three 14'3" x 10'7"
- Bathroom

### *Second Floor*

- Bedroom One 16'6" x 16'10" En Suite Shower Room
- Bedroom Two 15'2" x 14'3"
- Bedroom Four 9'8" x 9'3"

### *Outside*

- Driveway to Front in Attractive Brick Paviour with Parking
- Integral Garage with Electric Remote Door
- Well Presented Fully Enclosed Landscaped Easily Maintained Rear Garden with Extensive Paved Terraces with Southerly Aspect



## DIRECTIONS

*Heading into Donaghadee, along Warren Road, Rock Hill development is on the right hand side. Upon entering the development take a right and Number 51 is at the end of the cul-de-sac on your left.*



## THE LOCAL AREA

*Home to BBC's Hope Street, with the iconic landmark lighthouse at its very tip, a Moat in the centre of town and the picturesque Ards Peninsula on your doorstep dotted with quaint villages and vistas, you're spoiled for beauty.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</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>		
Very energy efficient – lower running costs	79	80
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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