



# 14 GARRET ROCKS

Donaghadee, BT21 0JR

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*Offers Around* **£349,950**



DETACHED | 4  | 2  | 4 

Occupying arguably one of the finest sites within this popular residential area here is an ideal opportunity to purchase a truly outstanding detached family home with versatile and flexible accommodation providing a range of different layouts to suit the needs of the home owners.

## KEY FEATURES

- Living Room with Attractive Carved Wooden Fireplace and Gas Coal Effect Fire
- Separate Utility Room
- Large Sun Room with French Doors to Outside and Aspect Overlooking the Rear Garden
- Four Well Proportioned Bedrooms Including Main Bedroom with Range of Built-in Wardrobes and En Suite Shower Room
- Additional Downstairs WC
- Oil Fired Central Heating
- Megaflow Pressurised Water System
- Detached Garage with WC and Wash Hand Basin
- Rear Garden Also Has a Summer House, Known as Alaskan Cabin, with Electric and Covered Entertaining Space Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Easy Access into Donaghadee's Thriving Town Centre and its Amenities Such as Shops, Cafes, Restaurants, Iconic Picturesque Lighthouse and Harbour and the Commons



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Downstairs WC
- Living Room  
15'7" x 12'9"
- Dining/Family Room  
10'8" x 16'5"
- Kitchen with Casual Dining Area  
14'10" x 12"
- Sitting Room  
12" x 9'9"
- Sun Room  
15'6" x 11'2"
- Utility Room"

### *First Floor*

- Landing
- Bedroom One  
12'9" x 12'8"
- En Suite Shower Room
- Bedroom Two  
13'8" x 10'9"
- Bedroom Three  
10'7" x 10"
- Bedroom Four  
10'7" x 9'10"
- Bathroom

### *Outside*

- Front garden in lawns, driveway in loose stones with excellent parking for cars, caravans, boats and horse boxes, etc, leading to detached garage.
- Detached Garage  
18'7" x 11'4"
- Summer House  
15'6" x 12'2"



To View Floor Plans  
scan QR code below



*Heading out of Donaghadee along Millisle Road turn right into the Edgewater development. At the first T-junction turn left then at the next T-junction turn left again onto Garret Rocks.*



## 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                    |         |           |
|---|---------|-----------|
| Very energy efficient – lower running costs |         |           |
|   | CURRENT | POTENTIAL |
| 92+ <b>A</b>                                |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              | 61      | 67        |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |
| NOT energy efficient – higher running costs |         |           |

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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