

simon**BRIEN**  
RESIDENTIAL

16 Warren Avenue,  
Donaghadee, BT21 0PE



Offers Over £599,950

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## KEY FEATURES

- Exclusive detached residence situated off the highly renowned Warren Road
- Simply stunning panoramic views from most rooms across to Donaghadee Harbour and Scotland
- Commanding a magnificent shoreline position on a site circa 0.5 acres
- Substantial yet adaptable accommodation laid out over two floors
- Recently renovated throughout
- Large entrance hall with feature gallery landing
- Newly fitted kitchen with integrated appliances open to dining room
- Two further reception rooms with feature bow windows with panoramic views
- Utility room
- Downstairs WC
- Downstairs bathroom
- Bedroom 4 and 5 with Jack and Jill ensuite on ground floor
- Master suite with bathroom, dressing room and terrace with sea
- Bedroom 2 and 3 on first floor
- Family bathroom
- Integral double garage
- Oil fired central heating
- Double glazed windows
- Beam vacuum system
- Alarm system fitted
- Extensive gardens to the rear which run down to the shoreline with multiple areas for entertaining or enjoying the evening sunsets
- Situated circa 6 miles from Bangor and 20 miles from Belfast City centre for the commuter
- Donaghadee also offers several award winning pubs and restaurants
- Please note lawn will be sown prior to completion



Please note lawn has not yet been sown, photograph shows virtual grass

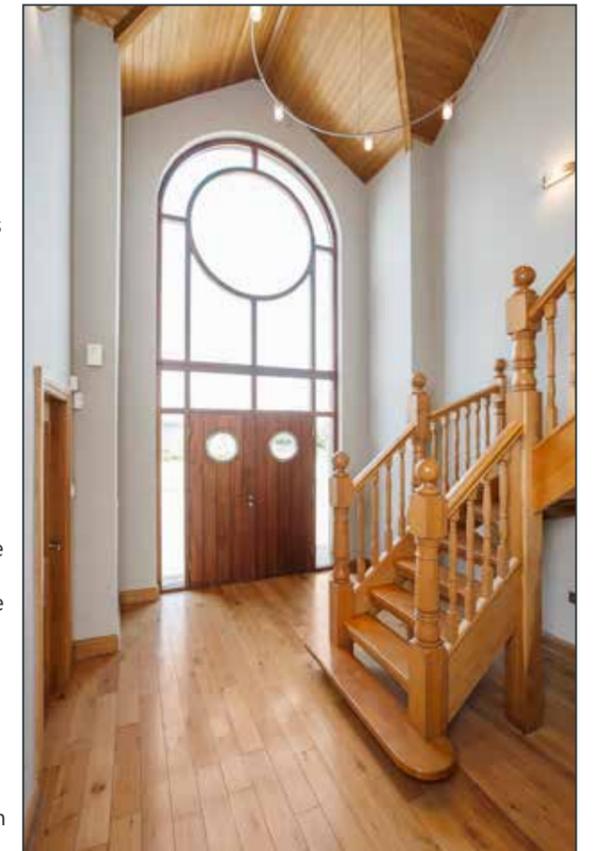
## SUMMARY

Donaghadee is a pleasant and increasingly popular coastal town situated in Ulster's eastern sea border and home to some of North Down's most prestigious and valuable properties. Situated some 6 miles from Bangor and 20 miles from Belfast City centre, Donaghadee provides several award winning pubs and restaurants, a challenging 18 hole links golf course, long established Rugby Club with all the amenities of Bangor including Ballyholme and Royal Ulster Yacht Clubs within close proximity.

Warren Avenue, situated directly off the highly renowned Warren Road, is one of the area's most exclusive and admired addresses with properties in this location rarely presenting themselves to the open market. Commanding a magnificent shoreline position this excellent detached residence enjoys a quite simply stunning outlook to the Donaghadee Harbour and Scotland on a clear day.

The property occupies a generous site which extends to the foreshore and therefore enjoys that most rare of features in a home - direct access to the sea. The property, provides substantial and yet adaptable accommodation laid out over two floors currently comprising of: five bedrooms, master with ensuite bathroom, dressing room and a terrace with stunning sea views, four further good sized bedrooms, ensuites, two large reception rooms with feature bow windows, newly fitted kitchen with an excellent range of integrated appliances open to large dining room, utility room, downstairs WC, two further bathrooms & large integral double garage. Most of the rooms enjoy beautiful sea views across Donaghadee Harbour. Externally the property has a driveway to the front laid in brick paviours. To the rear there are raised entertaining decks with steps down to the extensive gardens which run to the shoreline. In addition the property benefits from oil fired central heating and double glazed windows.

All in all this is a superb family home in a unique situation with nothing to do but move in.



**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

Hardwood entrance door with impressive feature window above.

**ENTRANCE HALL:**

**15' 9" x 11' 9" (4.8m x 3.58m) (Average)**

Wood strip floor, feature staircase to first floor with gallery landing, double height tongue and groove panelled ceiling.



**KITCHEN:**

**18' 4" x 12' 4" (5.59m x 3.76m)**

Fitted with an excellent range of high and low level units, stone worktops, Neff double oven, Neff integrated microwave, wine fridge, stainless steel sink unit with mixer taps, space for American style fridge freezer, island with 5 ring Neff induction hob and stainless steel extractor hood, wood effect tiled floor, recessed lighting, open to:



**DINING ROOM:**

**15' 5" x 10' 9" (4.7m x 3.28m)**

Wood effect tiled floor. Views towards Donaghadee lighthouse and on towards Scotland.



**DRAWING ROOM:**

**23' 2" x 17' 3" (7.06m x 5.26m)**

Feature curved bay with stunning views down the gardens out to Donaghadee Harbour and Scotland, wood strip flooring, recessed lighting, marble fire surround and hearth with gas wood burning stove, door to entertaining terrace.



**REAR HALLWAY:**

Recessed lighting, wood effect tiled floor.

**CLOAKROOM:**

Low flush WC and vanity sink unit, illuminated fitted mirror, fully tiled walls, and tiled floor.

**UTILITY ROOM:**

**12' 4" x 9' 4" (3.76m x 2.84m)**

Fitted with a good range of high and low level units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, PVC door to terrace, wood effect tiled floor, recessed lighting.



**INTEGRAL DOUBLE GARAGE:**

**19' 0" x 18' 8" (5.79m x 5.69m)**

Oil fired boiler, Beam vacuum system, pressurised hot water tank, power and light, up and over remote door.

**BEDROOM (4):**

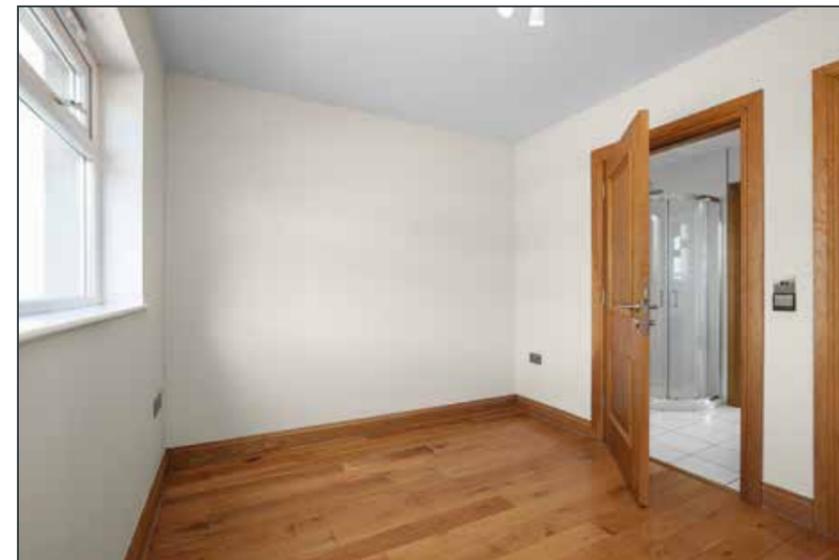
**15' 0" x 13' 0" (4.57m x 3.96m)**

Wood strip floor, sea views.



**JACK AND JILL ENSUITE:**

Low flush WC, vanity sink unit with illuminated mirror above, corner shower with thermostatic overhead and hand held shower fittings, tiled floor, fully tiled walls, recessed lighting.



**BEDROOM (5):**

**10' 8" x 8' 9" (3.25m x 2.67m)**

Wood strip flooring.

**BATHROOM:**  
**8' 9" x 6' 7" (2.67m x 2.01m)**

Low flush WC, vanity sink unit with illuminated mirror above, panelled bath with mixer taps and shower attachment, tiled floor, fully tiled walls, recessed lighting.



**FIRST FLOOR**

**GALLERY LANDING:**

Double height ceiling, wired for wall lights, wood strip floor.



**LIVING ROOM:**  
**18' 6" x 17' 6" (5.64m x 5.33m)**

Feature curved bay with impressive sea views, wood strip floor, recessed lighting, feature contemporary gas fire, door to balcony.



**MASTER BEDROOM:**  
**14' 5" x 13' 7" (4.39m x 4.14m)**

Double opening doors to balcony.

**DRESSING ROOM:**  
**9' 8" x 8' 4" (2.95m x 2.54m)**

Recessed lighting.



**ENSUITE BATHROOM:**

Low flush WC, inset wash hand basin with vanity unit below and illuminated mirror above, large corner bath with mixer tap and shower attachment, large corner shower with overhead and hand held thermostatic shower fittings, chrome heated towel rail, fully tiled walls, tiled floor, recessed lighting, access to eaves storage cupboard.

**STORAGE CUPBOARD:**

**11' 6" x 8' 2" (3.51m x 2.49m)**

Power and light, water heater.

**BEDROOM (2):**

**15' 1" x 13' 5" (4.6m x 4.09m)**

Wood strip floor, recessed lighting, dual aspect sea views to Copeland Islands and Donaghadee Harbour.



**BEDROOM (3):**

**12' 5" x 10' 8" (3.78m x 3.25m)**

Wood strip floor, dual aspect sea views to Copeland Islands and the County Antrim shoreline, access to roofspace.

**BATHROOM:**

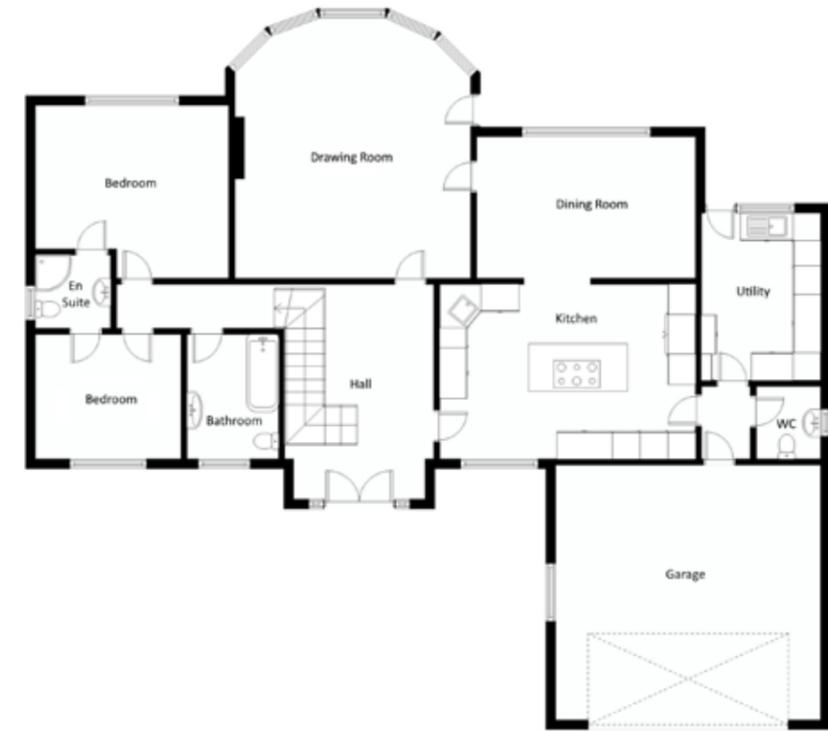
**8' 8" x 6' 9" (2.64m x 2.06m)**

Low flush WC, vanity sink unit with illuminated mirror above, free standing bath with mixer taps and shower attachment, chrome heated towel rail, wood strip flooring, recessed lighting.

**OUTSIDE**

Brick paviour driveway to front, outside lighting, PVC soffits and fascia. PVC oil tank to side/gas bottles.

Terrace with composite decking, glass surround, lighting, water supply, steps down to garden.



16 Warren Avenue, Donaghadee  
Plans for illustrative purposes only



16 Warren Avenue, Donaghadee  
Plans for illustrative purposes only

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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	Current	Potential
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A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	71
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9103-4327-2029-5120-6913

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