

16 New Road,
Donaghadee, BT21 0DR



Asking Price £395,000

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KEY FEATURES

- Imposing, B1 listed, red brick end terrace property within walking distance of Donaghadee Town Centre
- Renovated by its current owners, while retaining many original period features
- Adaptable accommodation over three floors
- Drawing room with impressive fireplace
- Separate dining room and living room
- Family kitchen open plan casual dining space and living area with wood burning stove
- Five bedrooms over two floors
- Two bathrooms with white suites over two floors
- Oil fired central heating
- Private gardens to front, side and rear
- Large detached double garage with floored roofspace, perfect for office or games room
- Off street car parking for multiple cars to rear
- Set within walking distance to Donaghadee Town Centre, wealth of amenities and coastal walks

SUMMARY

We are delighted to offer for sale this imposing, B1 listed, red brick end terrace home in one of North Down's most prestigious addresses and situated only a pleasant stroll from the historic town of Donaghadee and the many amenities it has to offer. Renovated by its current owners the property retains many of its period features throughout.

There is a wealth of accommodation on offer which can be utilised in a number of different ways and will undoubtedly appeal to even the most discerning of purchasers. Comprising three reception rooms including drawing room, dining and living room as well as five bedrooms and two bathrooms over two floors. As well as offering large private gardens to front, side and rear with off street car parking the property also offers a large double garage with floored roofspace, perfect as office space or games room .

Finished to an extremely high standard by its present owners we recommend your immediate inspection of this superb home to fully appreciate all it has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

6' 3" x 5' 10" (1.91m x 1.78m)
Glazed hardwood front door, quarry tile herringbone style flooring, corniced ceiling, dado rail, hardwood glazed door into:

ENTRANCE HALL:

13' 5" x 9' 2" (4.09m x 2.79m) At widest points.

Oak effect strip wood floor, corniced ceiling, ceiling rose, dado rail.



CLOAKROOM:

5' 2" x 5' 0" (1.57m x 1.52m) At widest points.

Low flush WC, semi pedestal sink unit, partially tiled walls, laminate strip wood flooring, wall light.

DRAWING ROOM:**18' 1" x 12' 7" (5.51m x 3.84m) Into bay and at widest points.**

Oak effect strip wood floor. Open fire with carved mahogany surround, cast iron inset and slate tiled hearth, corniced ceiling, picture rail, built in bookshelves, glazed hardwood double doors through to snug.

**DINING ROOM:****15' 0" x 13' 7" (4.57m x 4.14m)**

Open fire with carved mahogany surround, cast iron and tiled inset, slate tiled hearth, oak effect strip wood floor, corniced ceiling, picture rail, ceiling rose.

**SNUG:****13' 9" x 9' 3" (4.19m x 2.82m)**

Chinese slate floor, multi fuel cast iron stove, tiled hearth and surround, corniced ceiling, built in bookshelves, archway through to:

**SUN ROOM:****19' 5" x 8' 11" (5.92m x 2.72m)**

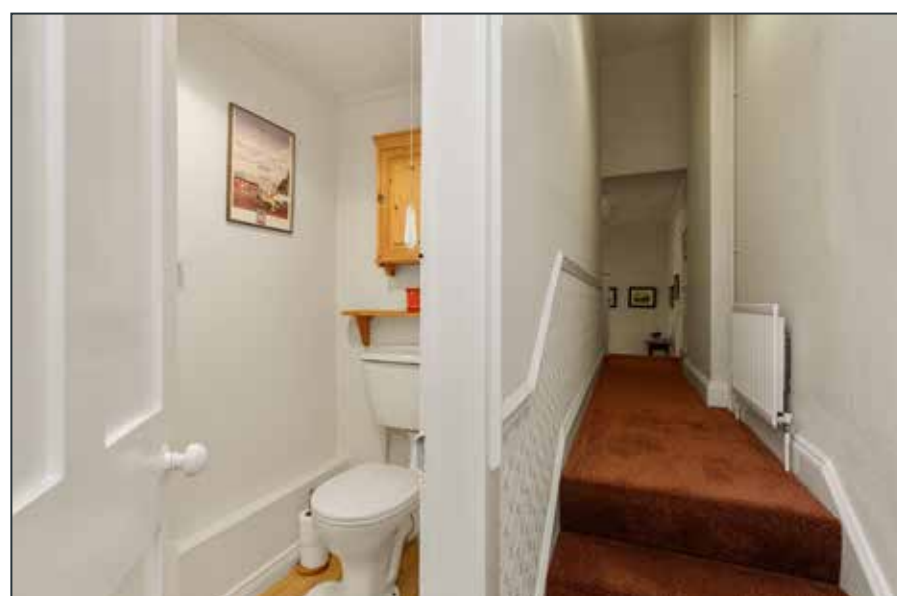
Chinese slate floor, feature vaulted tongue and groove panelled ceiling, archway through to:





GALLEY KITCHEN:
17' 4" x 6' 9" (5.28m x 2.06m)

Excellent range of high and low level shaker style units, 4 ring gas hob and stainless steel extractor hood, integrated lighting, integrated Hotpoint oven, single drainer stainless steel sink unit with mixer taps, partially tiled walls, chinese slate floor, glazed display cupboards, built in shelving, recess for bins, integrated Bosch dishwasher and integrated fridge freezer.



FIRST FLOOR RETURN

Velux window.



BEDROOM (5)/STUDY:
10' 8" x 6' 10" (3.25m x 2.08m)

Laminate strip wood floor.

SEPARATE WC:
6' 0" x 3' 3" (1.83m x 0.99m)

Low flush WC, wash hand basin, mixer taps, part tiled wall.



FIRST FLOOR

BEDROOM (1):
15' 0" x 13' 7" (4.57m x 4.14m)

Wood effect laminate strip wood floor, corniced ceiling, picture rail, ceiling rose.



BEDROOM (2):
13' 1" x 12' 9" (3.99m x 3.89m)

Corniced ceiling, picture rail, ceiling rose.



BATHROOM:
11' 0" x 9' 5" (3.35m x 2.87m)
 White suite comprising: Tiled panelled bath, fully tiled walk in shower cubicle with thermostatic shower unit with drencher shower head, extractor fan, pedestal wash hand basin, low flush WC, heated towel rail, partially tiled walls, ceramic tiled floor, built in storage cupboard with slatted shelving.



BATHROOM:
14' 5" x 9' 3" (4.39m x 2.82m) At widest points.
 White suite comprising: Panelled bath with fully tiled shower cubicle and thermostatic shower unit, low flush WC, pedestal wash hand basin, partially tiled walls, laminate strip wood floor, heated towel rail, hotpress with lagged copper cylinder and slatted shelving.

Stairs to:

SECOND FLOOR

BEDROOM (3):
13' 1" x 12' 9" (3.99m x 3.89m)



BEDROOM (4):
15' 1" x 13' 8" (4.6m x 4.17m)



OUTSIDE
UTILITY ROOM:
7' 6" x 7' 4" (2.29m x 2.24m)
 Belfast sink unit with mixer taps, plumbing for washing machine and recess for tumble dryer, partially tiled walls, vaulted tongue and groove panelled ceiling, light and power. Archway to Boiler House with Grant Condenser boiler, further built in shelving.

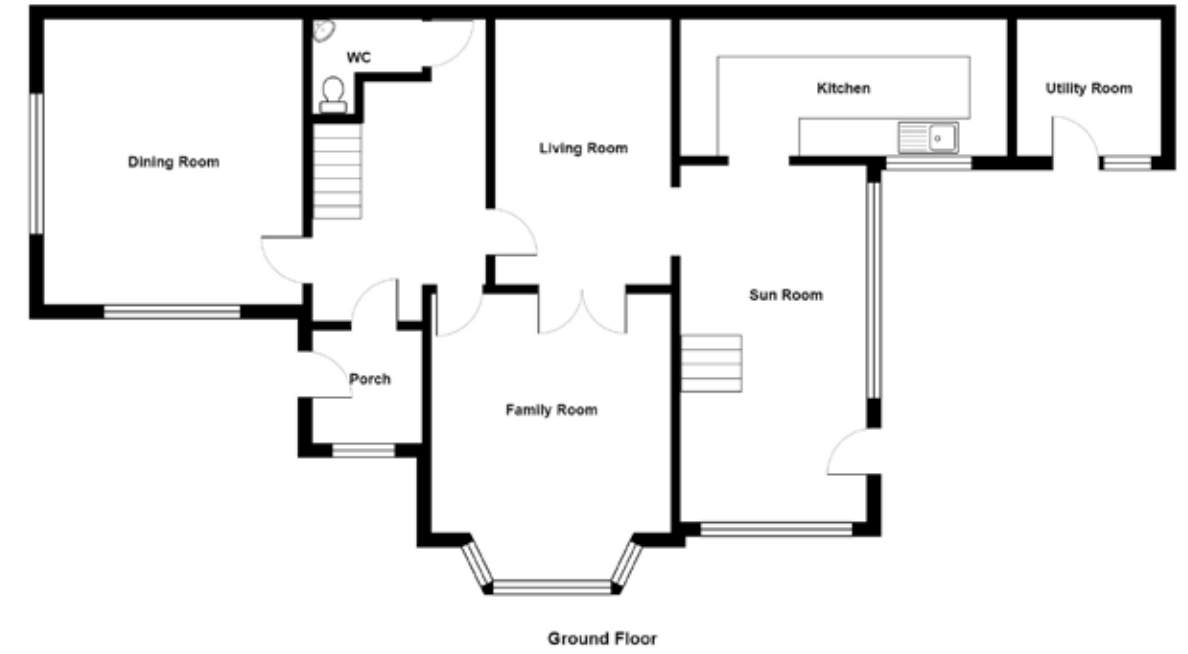


DETACHED DOUBLE GARAGE:
28' 2" x 17' 3" (8.59m x 5.26m)
 Light and power, barn style door. Staircase to:

FIRST FLOOR

PLAYROOM/GYM/OFFICE:
28' 2" x 17' 3" (8.59m x 5.26m)
 3 Velux windows, light and power, recessed lighting. Wood strip floor. Hardwood door to stairway.

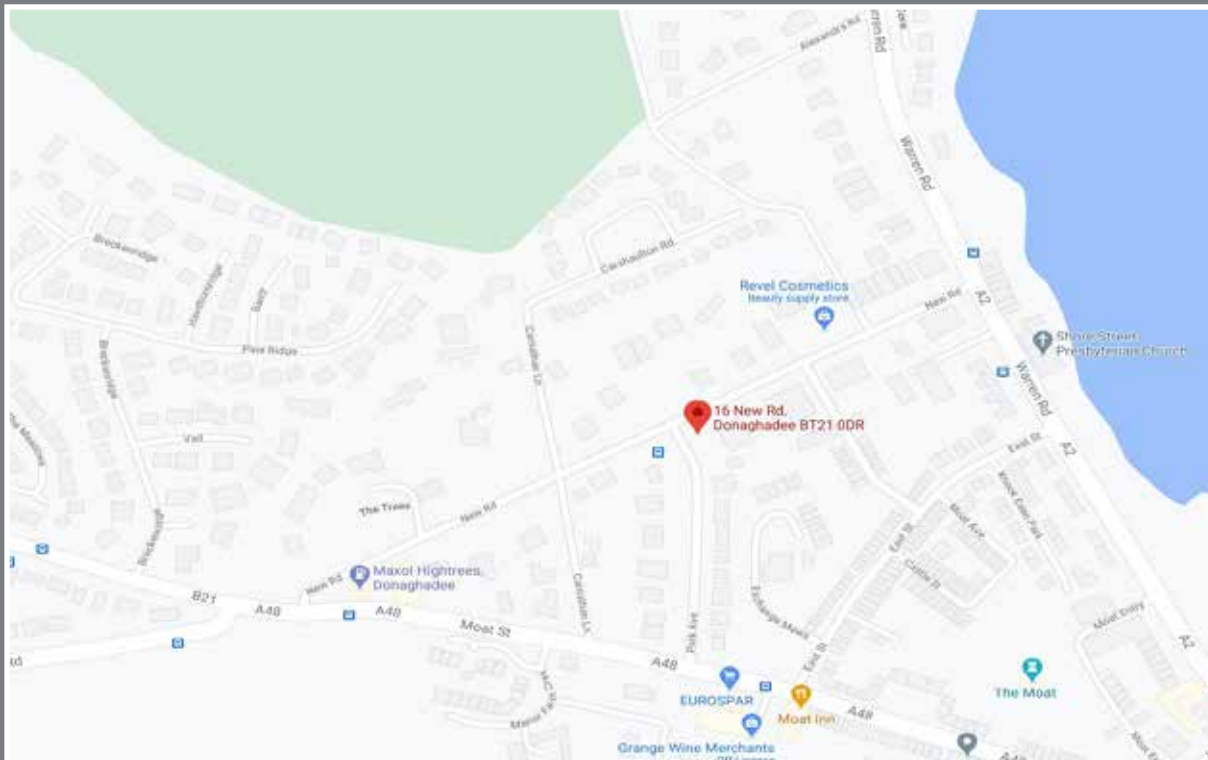
Access to the garden and garage is from Park Avenue.



All measurements are approximate and for display 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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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REF: DB/B/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	53 E
21-38	F		
1-20	G		

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