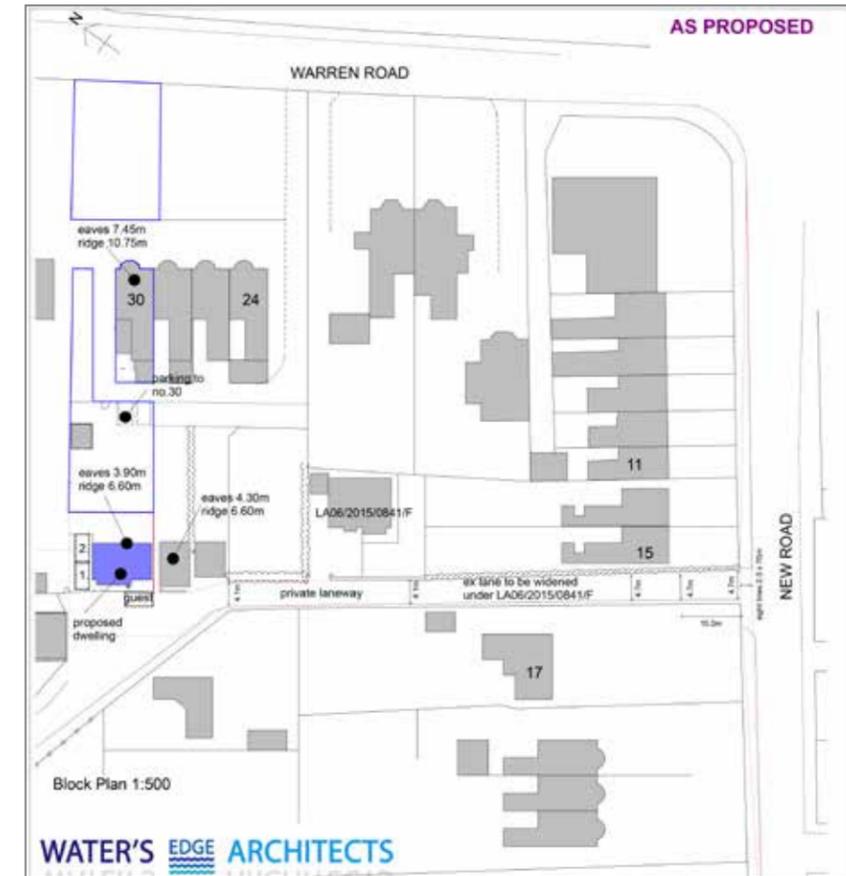
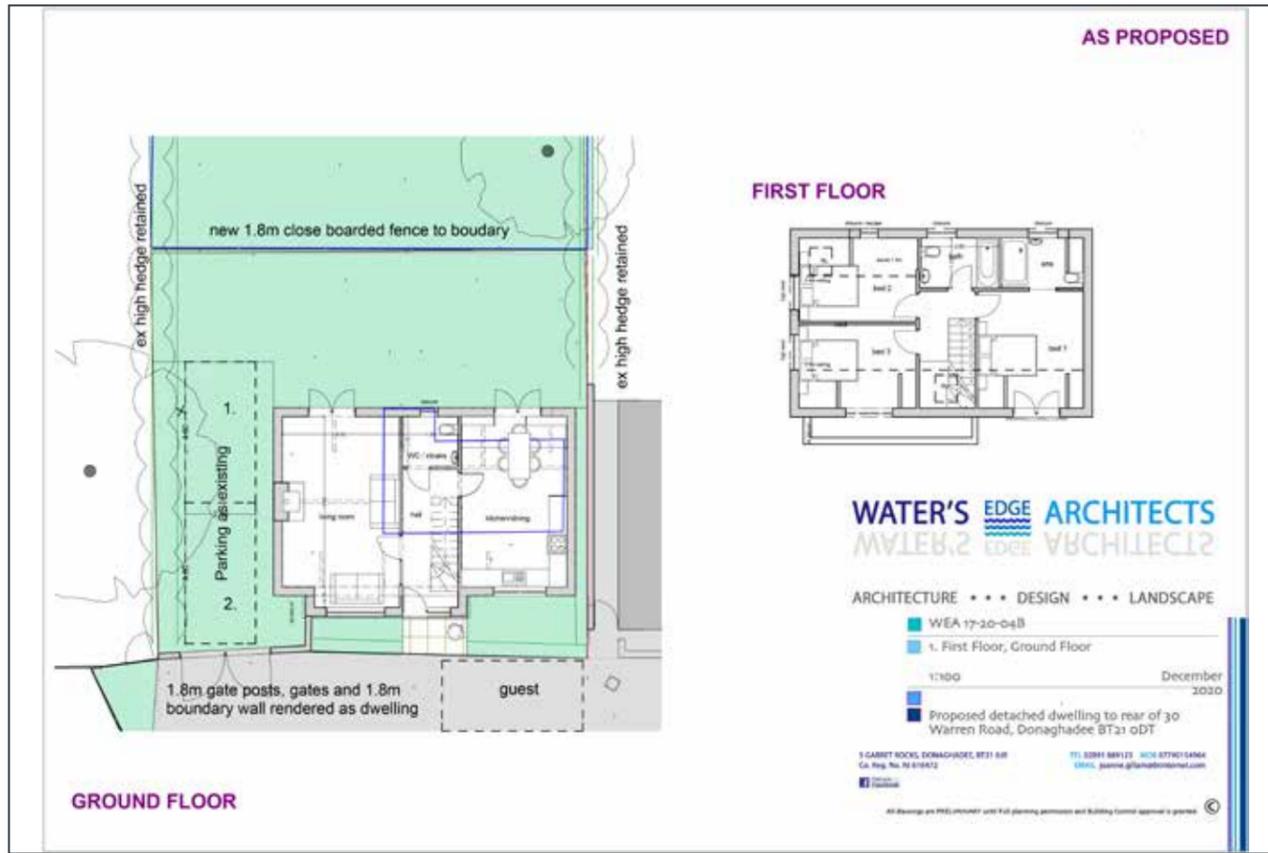


Site To The Rear Of 30 Warren Road,  
Donaghadee, BT21 0DT



Asking Price £95,000

Telephone 02890 428989  
www.simonbrien.com



**SUMMARY**

Set in the heart of Donaghadee, we are delighted to offer to the market this superb site with full planning permission for a 'one off' detached dwelling with gardens. The subject site is accessed off a shared laneway from New Road and is set in a highly popular area, within short walking distance to the town with its array of shops and award winning restaurants, as well as stunning North Down coastline and its beautiful coastal walks and Donaghadee Harbour. The approved planning offers buyers the superb opportunity to build detached residence with bright and airy accommodation throughout comprising living room and separate open plan kitchen, dining area, with three spacious bedrooms on the first floor, including master with ensuite shower room and additional bathroom.

The subject site also facilitates from excellent transport networks to Bangor, Holywood, Belfast and beyond via road and rail, with Belfast City Airport less than 30 mins drive with a large array of shops, restaurants and amenities including schools and sporting facilities all close by. Sites of this nature in this highly desirable location are sought after and we would strongly recommend a site visit to appreciate all it has to offer.

**PLANNING STATUS**

Full Planning Approval – Lands to the rear of 30 Warren Road Donaghadee BT21 0DT  
 Planning reference no. - LA06/2021/0050/F  
 Demolition of existing outbuilding and erection of 1.5 storey detached dwelling with vehicular access off existing laneway between 15 and 17 New Road.

**PRICE**

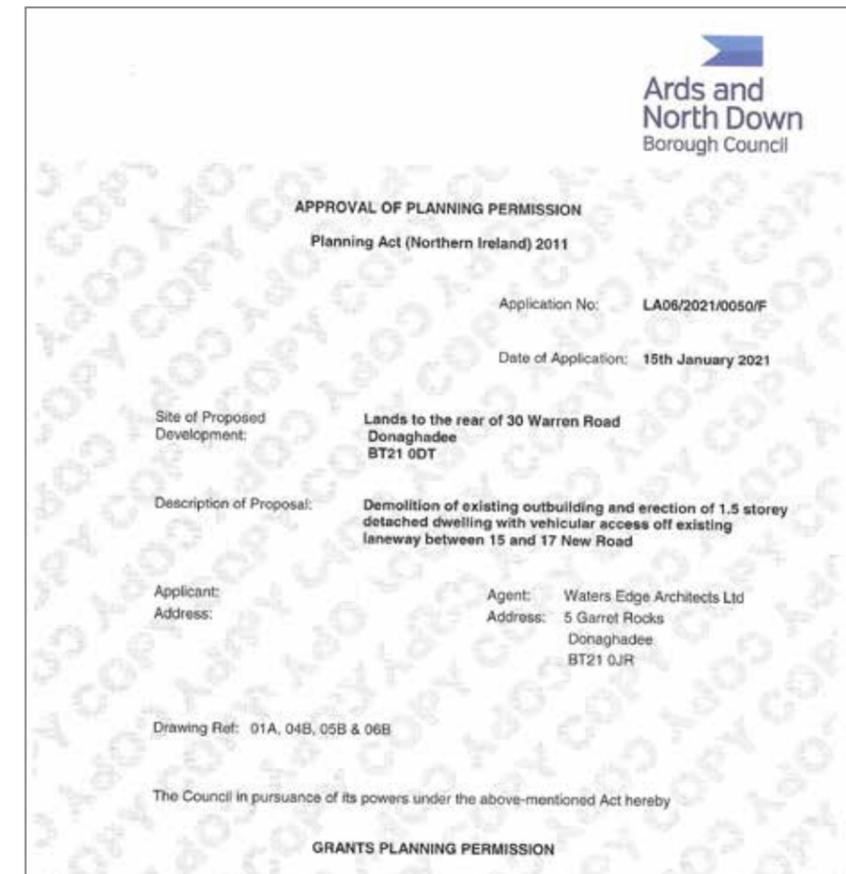
Offers £95,000 (ninety five thousand pounds Sterling)

**VIEWING**

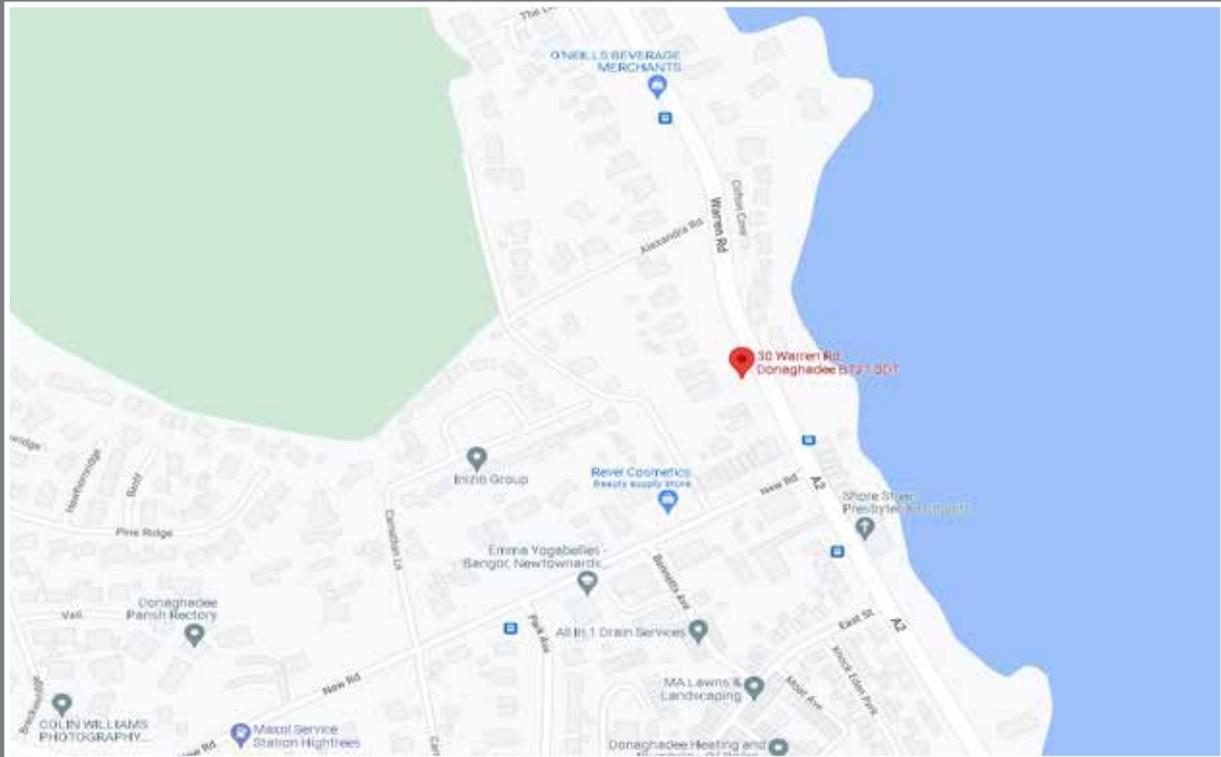
Viewing is by appointment through our North Down office (02890 428989)

**FURTHER DETAILS**

For further information, please contact Samuel Dickey at our North Down office on 02890 428989 or via email at sdickey@simonbrien.com



# 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](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/24/AN



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