



JOHNMINNIS
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LETTING SPECIALISTS

3 WARREN MANOR DONAGHADEE, BT21 0QT
OFFERS AROUND £284,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £284,950
Ground Floor Apartment
2 Bedrooms
1 Reception



Property Features

- Exceptional Ground Floor Apartment in Exclusive Development Just Off the Prestigious Warren Road
- Superb Elevated Site with Sea Views
- Magnificent Open Plan Living Room to Dining/Family Area
- Separate Kitchen with Range of Integrated Appliances
- Two Well Proportioned Bedrooms
- Main Bedroom with Extensive Range of Built-in Wardrobes and En Suite Wet Room
- Additional Bathroom with Three Piece White Suite
- Phoenix Gas Heating
- Double Glazed Windows
- Remote Control Intercom Access to Main Entrance
- Lift Access to all Floors
- One of Only Ten Apartments
- Beautifully Presented Communal Gardens
- Privately Owned Rear Courtyard with Southerly Aspect
- Two Allocated Car Parking Spaces, One of Which is Beside the Apartment
- Additional Visitor Parking
- Well Presented Throughout
- No Onward Chain

Accommodation

Outside

Allocated Parking



Ground Floor

Communal Entrance Hall

Bedroom One
17'5" x 13'7"

Spacious Reception Hall

En Suite Wet Room

Living/Dining Room
20'7" x 16'9"

Bedroom Two
10'11" x 10'5"

Kitchen with Casual Dining Area
11'9" x 9'5"

Fully Tiled Bathroom

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

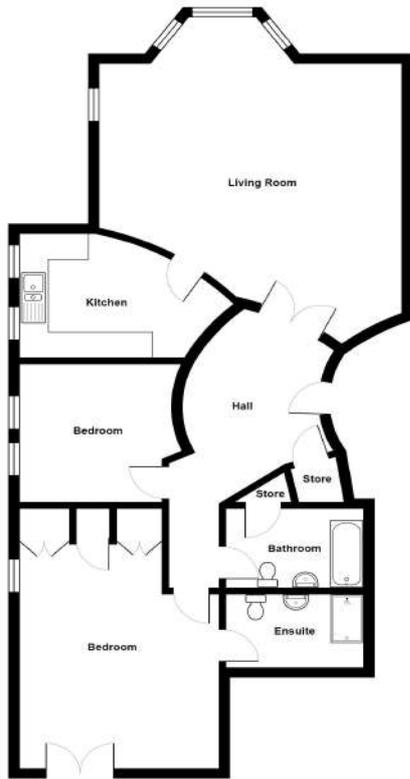
Located on the prestigious and highly regarded Warren Road, this is an excellent opportunity to purchase a fantastic ground floor apartment with sea views in the exclusive Warren Manor development. One of only ten apartments, this small development is renowned for its immaculate upkeep, low maintenance aspect and beautiful elevated site. Well presented throughout, with little left to do but move your furniture in and enjoy, the apartment is bright and spacious comprising large open plan living room with dining/family area, separate kitchen with range of integrated appliances, two well proportioned bedrooms, which includes main bedroom with extensive range of built-in wardrobes and en suite wet room, as well as a fully tiled bathroom with three piece white suite.

Outside there are well manicured communal gardens and two car parking spaces, one of which is right beside the apartment. Other benefits include Phoenix Gas heating, double glazed windows, lift access to all floors and privately owned courtyard with southerly aspect, which is an ideal space to relax.



Directions

Heading into Donaghadee, along Warren Road, Warren Manor is on the right hand side just before Barnhill.



All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

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Awards & Recognition



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		80	80
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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