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LETTING SPECIALISTS

134C WARREN ROAD, DONAGHADEE, BT21 0PQ
OFFERS AROUND £524,950

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and to Arrange a Viewing**



The Property

Tucked away up a private shared laneway, off the prestigious Warren Road, is this charming cottage style detached family home on a magnificent mature site of circa 3/4 acre.

The property has bright, spacious and flexible accommodation offering a range of different layouts to suit the needs of the home owners and has been cleverly designed around the idyllic site. The feeling of warmth and character is highlighted by features such as parquet wood block flooring, feature inglenook brick fireplace and throughout there are Irish oak beams and cottage style internal doors with character ironmongery

The ground floor comprises a spacious reception hall with dining area and dual aspect open fire through to the lounge. The spacious lounge has french doors to the rear, opening onto a raised terrace and providing views of the mature rear garden. The kitchen is open plan to a family room with lovely aspect over the rear garden. There are two ground floor bedrooms with ensembles, the main bedroom also benefitting from a dressing room. Upstairs this fine home is further enhanced by having three well proportioned bedrooms, a spacious gallery landing which is ideal as a sitting/library/office area and a bathroom with three piece white suite.

The property occupies a beautifully presented mature site with gardens in lawns to front, side and rear. The rear garden is particularly impressive with its vast array of flowers, shrubs and trees and is a feast of colour from early spring until autumn. The garden is a beautifully tranquil and safe place for children to play, outdoor entertaining or just enjoying the sun. The property is accessed via a dual access gravel driveway with ample space for cars, caravans, boats, horse box, etc. There is a detached double garage with electric remote door with a workshop accessed off and separate garden store to the rear. The house benefits from oil fired central heating, uPVC double glazed windows, utility room and an additional downstairs WC.

This property is conveniently positioned with easy access into Donaghadee's thriving town centre as well as Groomsport and Ballyholme village. Donaghadee has many amenities such as shops, cafes, restaurants and, of course, the iconic lighthouse and harbour. Facilities close by offer a range of activities for the sporting enthusiast such as golf, hockey, sailing, cricket, rugby, football and bowls.

Property Features

- Outstanding Detached Family Home with No Onward Chain
- Prestigious and Highly Sought After Location off Warren Road. The shoreline is only a minute's walk from the house.
- Magnificent Mature Site of Circa 3 /4 of an Acre
- One of Only Four Houses Accessed by Private Tarmaced Laneway
- Cottage style home exuding Warmth and Character thanks to Irish oak beams and cottage style doors and ironmongery throughout
- Bright, Spacious and Flexible Accommodation
- Spacious Reception Hall with Dining Area, Wood Parquet Flooring and Dual Aspect Open Fire to Lounge
- Lounge with Fireplace, Aspect Overlooking the Rear Garden and French Doors to Outside
- Fitted Kitchen with Aspect Over the Rear Garden, Open Plan to Family Room
- Family Room with Stove Fire Door, Aspect Overlooking the Rear Garden and French Doors to Outside
- Separate Utility Room
- Five Well Proportioned Bedrooms, Two of Which are on the Ground Floor
- Both Ground Floor Bedrooms have En Suites, the Main Bedroom Also Has a Dressing Room and One of the First Floor Bedrooms Also has a Wash Hand Basin



Offers Around £524,950
Detached
5 Bedrooms
3 Receptions

Property Features

- First Floor Bathroom with Three Piece Suite
- Additional Downstairs WC
- Spacious Landing with Sitting/Library/Office Area.
- Mature Gardens in Lawns to Front, Side and Rear, Rear Garden is Particularly Impressive with it's array of Colourful Flowers, Plants, Shrubs and Trees
- The Rear Garden has a Raised Terrace Area in Pink Peebles and Paving and is an Ideal Space for Children to Play, Outdoor Entertaining or Enjoying the Sun
- Dual access gravel Driveway and Parking Area with Space for Cars, Caravans, Boats and Horse Box, etc
- Detached Double Garage with Electric Remote Door, Workshop to the Rear and Additional Garden Store
- Oil Fired Central Heating and uPVC Double Glazed Windows
- Conveniently Positioned with Easy Access to Donaghadee's Thriving Town Centre and its Amenities Such as Shops, Cafes, Restaurants and Iconic Lighthouse and Harbour.
- Local Facilities offer Various Activities for the Sporting Enthusiast Which Include Golf, Sailing, Hockey, Cricket, Rugby, Bowls, Football and Tennis
- Demand is Anticipated to be High and will appeal to a Wide Range of Prospective Purchasers
- Properties of This Calibre Rarely Make it to the Open Market

Accommodation

Ground Floor

Covered Entrance
Porch

Enclosed Entrance
Porch

Reception Hall

Dining Area
11' 7" X 12'7"

Lounge
24'3" x 15'7"

Kitchen
17' x 11'2"

Family Room
13'5" x 10'9"

Downstairs WC

Utility Room

Bedroom One
15'9" x 14'5"

Dressing Room
En Suite Shower Room

Rear Hallway

Bedroom Two
10'10" x 10'2"

En Suite Bathroom

First Floor

Spacious Landing

Bedroom Three
15'10" x 11'9"

Bedroom Four
15'7" x 15'7"

Bedroom Five
15'11" x 11'9"

Bathroom

Outside

Detached Double
Garage
20'11" x 19'10"

Outstanding Mature Site
Of Around 3/4 Of An
Acre

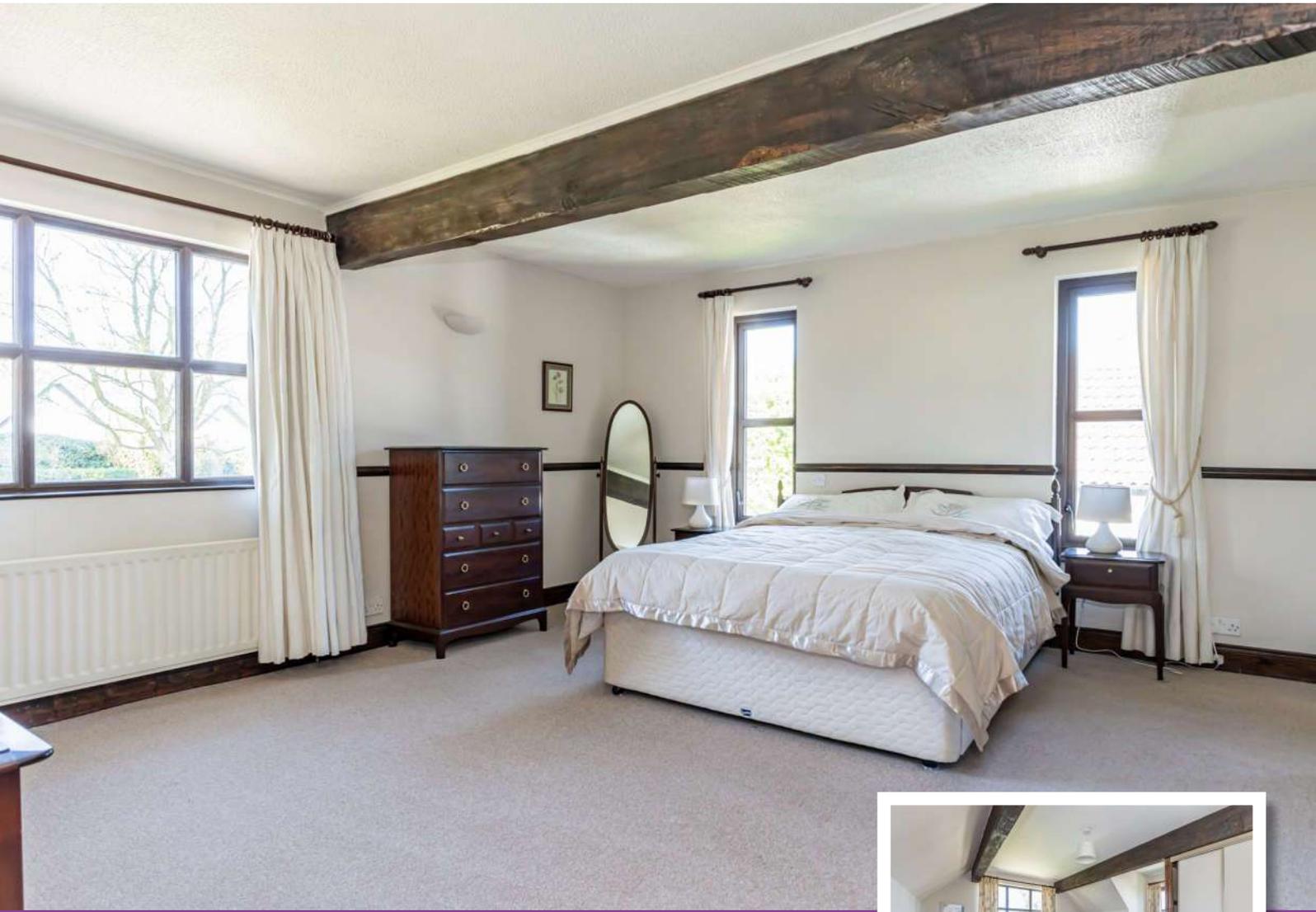
The Rear Garden Has
A Vast Array Of Colourful
Flowers, Plants, Trees And
Shrubs.

For more information
and photographs
regarding the
accommodation in this
property, please visit:

johnminnis.co.uk









Directions

Heading into Donaghadee along Warren Road, Clifton Cove is on your left just before Alexandra Road.



All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		62	69
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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