



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS

**2 THE MEWS | Donaghadee, BT21 0DR**  
**OFFERS AROUND £259,950**





Offers Around £259,950  
Mid Townhouse  
4 Bedrooms  
2 Receptions



## Property Features

- Attractive Mid Town House in Secluded Private Gated Development of Only Three Properties
- Prestigious Location Just off Highly Regarded Warren Road
- Private and Secluded Position but Also Excellent Convenience to Donaghadee's Town Centre
- Finished to an Excellent Standard Throughout
- Versatile and Flexible Accommodation
- Living Room with Solid Oak Floor and Attractive Ornamental Fireplace
- Solid Wood Fitted Kitchen with Granite Worktops, Open Plan to Dining/Family Area
- Four Well Proportioned Bedrooms, Three of Which are on the First Floor
- Master Bedroom with En Suite Shower Room
- Dressing Room or Study on the Second Floor off Bedroom Four
- Contemporary Bathroom with Three Piece White Suite
- Downstairs Cloakroom with WC,
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden
- Private Fully Enclosed Rear Paved Garden with Low Maintenance Aspect
- Private Residents' Parking to Front

# Accommodation

## Ground Floor

Reception Hall

Furnished Cloakroom

Kitchen/Family/Dining Area  
16'11" x 19'9"

Living Room  
16'11" x 15'2"

## First Floor

Landing

Master Bedroom  
14'7" x 14'2"

En Suite Shower Room

Bedroom Two  
9'5" x 12'4"

Bedroom Three  
8'2" x 7'0"

Bathroom

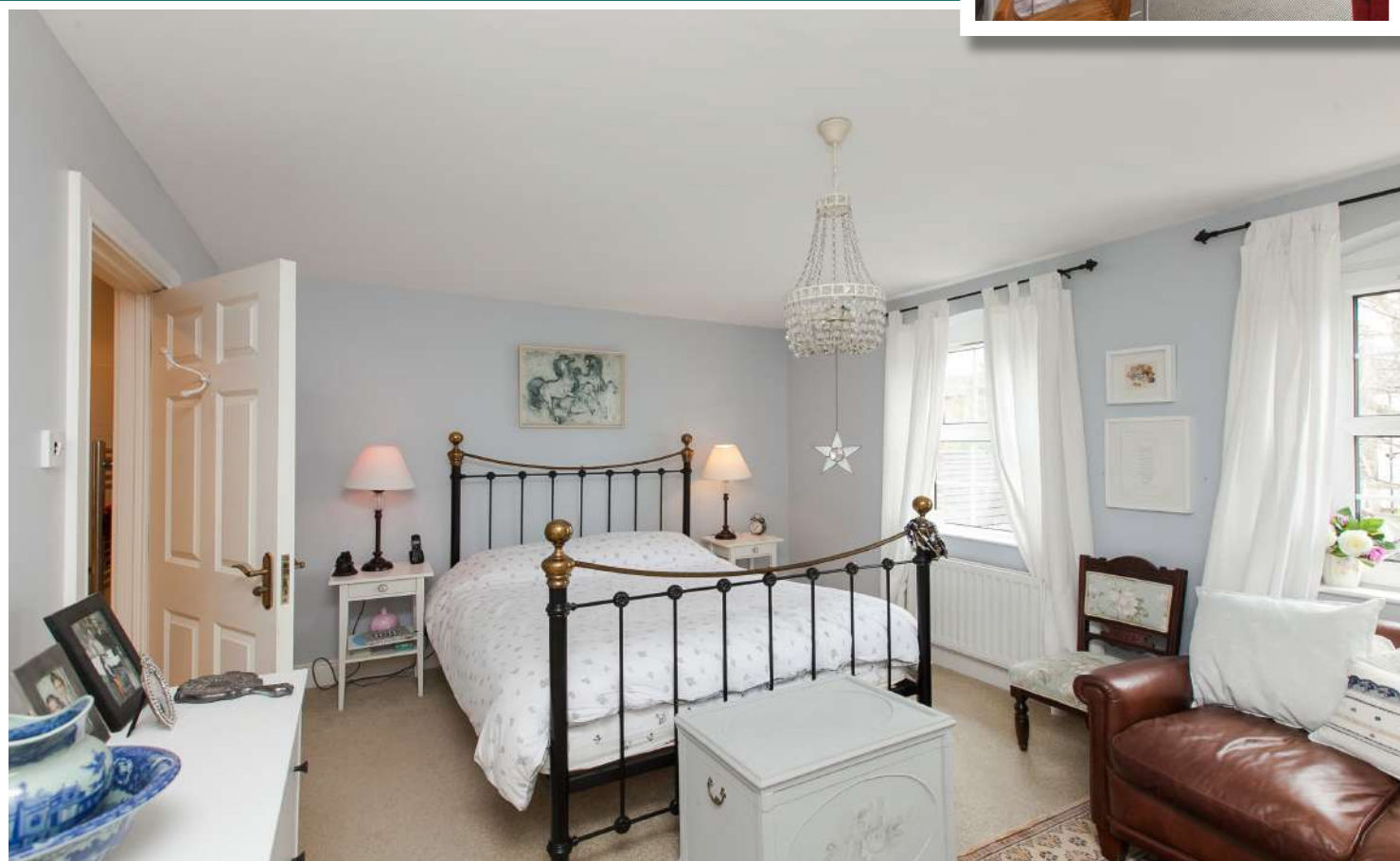
## Second Floor

Bedroom Four  
14'11" x 13'3"

Study/Dressing Room  
13'3" x 11'0"

For more information and photographs regarding the accommodation in this property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)

The accommodation comprises living room, with polished solid oak floor and attractive ornamental fireplace, and superb hand painted kitchen with solid granite work-tops and a range of integrated appliances, open plan to dining and family area. Upstairs this fine home is further enhanced by having three bedrooms, including master bedroom with en suite shower room, and bathroom on the first floor and fourth bedroom and dressing room on the second floor giving a range of different layouts to suit the needs of the individual purchasers. Outside does not disappoint either and beautifully compliments the property by having a fantastic private mature outlook to the front, front courtyard garden, private residents' parking and delightful fully enclosed paved garden area with that all important low maintenance aspect, making this the perfect property for retired people, those who like to travel, young professionals and families. Other benefits include Phoenix Gas heating, uPVC double glazed windows and downstairs cloakroom with WC.



# Directions

Heading into Donaghadee from Groomsport, along Warren Road, turn right onto New Road. The Mews is on your right hand side just before Carshaulton Road.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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RENTALS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	71	73
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		

## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

## Bangor/Ards Peninsula

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**ipav**  
Institute of Professional Auctioneers & Valuers



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