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ESTATE AGENTS &
LETTING SPECIALISTS

4 SHORE STREET, DONAGHADEE, BT21 0DG
OFFERS AROUND £494,950

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



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The Property

Surely one of the last opportunities to purchase an attractive property in the heart of Donaghadee with residential and commercial development options available. Once featured in ? magazine this property is steeped in history and is well renowned in the town for its charm, character and location. Situated along the shore front there are stunning uninterrupted views of the picturesque lighthouse, harbour, Donaghadee Sound, Copeland Islands and beyond to the Irish Sea.

This property has a very flexible layout. The ground floor comprises two bedrooms, which used to be commercial units but could also be reception/living accommodation, as well as an office, kitchenette and WC. Upstairs evenly distributed over the other floors are two additional bedrooms, including master with en suite bathroom, separate shower room, conservatory, study, utility room, kitchen and, undoubtedly the room of the house, a magnificent living room with cast iron gas stove and stunning views, open plan to dining area spanning the entire width of the house. If this is not enough there is a driveway and garage accessed via remote controlled door which leads to an extensive covered parking area with space for numerous vehicles which is a rarity in itself. There would be potential to develop this area or incorporate it into the main part of the house subject to necessary approvals.

Outside there is a delightful courtyard in attractive brick paviour accessed via the conservatory which also offers pedestrian access to the rear. Other benefits include gas heating, uPVC double glazed windows and previously passed plans to extend the property on first and second floor levels providing an extra bedroom and living accommodation. Please note that these plans have now lapsed.

A property of immense potential we can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.

Property Features

- One of the Last Remaining Opportunities to Purchase a Property with Residential, Commercial and Development Options
- Shore Front Location with Stunning Views of Picturesque Lighthouse, Harbour, Copeland Islands, Donaghadee Sound and Beyond to Irish Sea
- Versatile and Flexible Accommodation
- Property Steeped in History
- Once Featured in ? Magazine
- Ground Floor with Former Antique Dealers
- Two Ground Floor Rooms Which Could be Bedrooms, Living Accommodation or Commercial Units
- Ground Floor Office
- Ground Floor WC
- Ground Floor Kitchenette
- Magnificent Living Room with Cast Iron Gas Stove, Open Plan to Dining Area Which Spans the Width of the Property, Stunning Sea Views
- Kitchen with Stunning Sea Views
- Conservatory



Offers Around £494,950
Mid Terrace
4 Bedrooms
2 Receptions

Property Features

- Two Bedrooms, Both with Stunning Sea Views
- Master Bedroom with En Suite Bathroom
- Additional Separate Large Shower Room
- Study
- Utility Room
- Gas Fired Heating
- uPVC Double Glazed Windows
- Driveway and Parking Area Accessed via Remote Control Door Leading to Extensive Covered Parking Area for Numerous Vehicles, Potential for Development or to Incorporate Back into the Property Subject to Necessary Approvals
- Delightful Terrace Courtyard in Attractive Brick Paviour
- Pedestrian Access to Rear
- Prime Town Centre Location with Excellent Convenience to Shops, Amenities, Cafes and Restaurants
- Plans Previously Passed for First and Second Floor Extension Providing Extra Bedroom and Living Accommodation, These Plans Have Now Lapsed

Accommodation

Ground Floor

Enclosed Entrance
Porch

Family Room/Shop
Unit One
20'6" x 15'4"

Office
14'1" x 6'9"

Kitchenette

Shop Unit Two
Play Room/Dining
Room
20'6" x 11'7"

Downstairs WC

First Floor

Landing

Utility Room
7'1" x 7'5"

Bedroom One
15' x 11'4"
En-Suite Bathroom

Bedroom Two
15'9" x 11'

Shower Room

Second Floor

Study/Office Area
7'4" x 7'7"

Conservatory
11'6" x 9'2"

Magnificent Open Plan
Living Room To
Dining/Family Area
32'4" x 19'6"

Kitchen
15' x 9'8"

Outside

Parking/Storage Area
37'8" x 21'8"

Enclosed Terrace
Courtyard

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

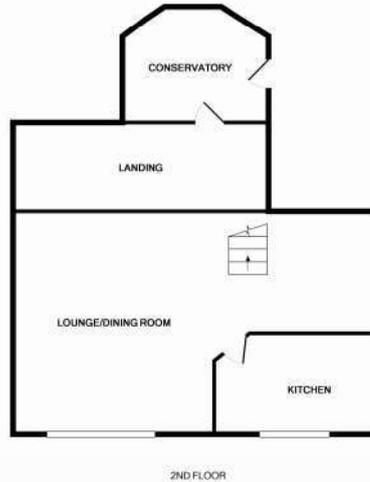
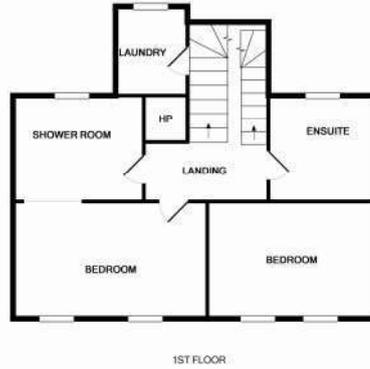
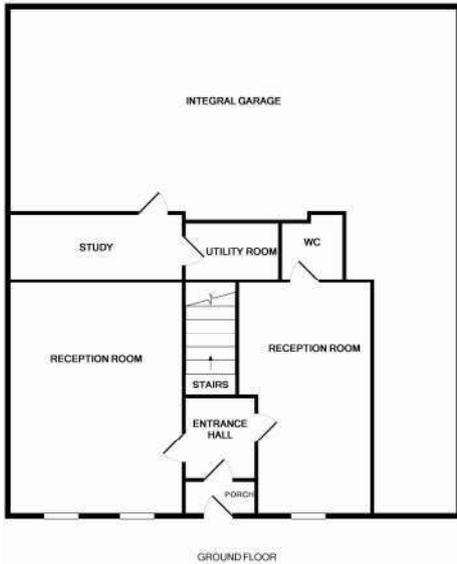
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Every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements in windows, doors and any other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(Made with Metaplan 02/01/16)

Directions

Heading into Donaghadee along Warren Road, which becomes Shore Street, Number 4 is on your right hand side.



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	54	58
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

Bangor/Ards Peninsula

15 New Street, Donaghadee
 Co. Down, BT21 0AG
 T 028 9188 8881
 property@johnminnis.co.uk



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