



**JOHNMINNIS**  
ESTATE AGENTS &  
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**'Kilcoroon Cottage' 144A WARREN ROAD**  
Donaghadee, BT21 0PQ  
OFFERS AROUND £249,000





# The Property

Just off the prestigious and highly regarded Warren Road on a private road, here is an exceptional opportunity to purchase an outstanding detached cottage occupying a magnificent mature idyllic site extending to circa 0.75 of an acre and with a vast array of colourful flowers, plants, trees, shrubs and natural stream. Benefitting from all the attributes of a country aspect yet remaining extremely convenient to Donaghadee's thriving town centre, as well as Bangor and Groomsport, this detached cottage certainly does have charm and character in abundance and comprises of living room, kitchen, conservatory and shower room on the ground floor. Upstairs there are three well proportioned bedrooms.

Externally is really where this property comes into its own. Not only are there tremendous gardens but there is also ample room to extend, subject to necessary approvals. There are many areas within the garden to sit and relax or to enjoy the sun making it the ideal space for outdoor entertaining or for children to play. Other benefits include oil fired central heating and uPVC double glazed windows.

Properties of this nature and calibre rarely make it to the open market and with all it has to offer we expect demand to be high. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Detached Cottage
- Magnificent Mature Site of Approximately 0.75 of an Acre
- Quiet Yet Convenient Position Tucked Away off Prestigious Warren Road
- Charm and Character in Abundance
- Living Room
- Kitchen
- Three Well Proportioned Bedrooms
- Ground Floor Shower Room
- Exceptional Gardens in Lawns with Vast Array of Colourful Flowers, Plants, Trees and Shrubs and Natural Stream, Various Areas to Relax and Enjoy the Sun
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Easy Access to Donaghadee's Thriving Town Centre as Well as Bangor and Groomsport
- Ample Room to Extend, Subject to Necessary Approvals





# Accommodation

Ground Floor	First Floor	Outside
Enclosed Entrance Porch	Landing	Storage Shed One 16'10" x 10'0"
Living Room/Dining Area 19'11" x 9'0"	Family Room/Bedroom Three 14'11" x 13'3"	Storage Shed Two 6'0 x 4'0"
Conservatory 15'7" x 8'8"	Master Bedroom 14'9" x 9'4"	
Galley Kitchen	En Suite Wash Room	
Shower Room	Bedroom Two 14'0 x 8'0"	

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

















## Directions

Heading into Donaghadee from Groomsport or Bangor 144A Warren Road is on your right just past the entrance to Rock Hill.



### Viewing

By appointment through agent.

### Free Valuation

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



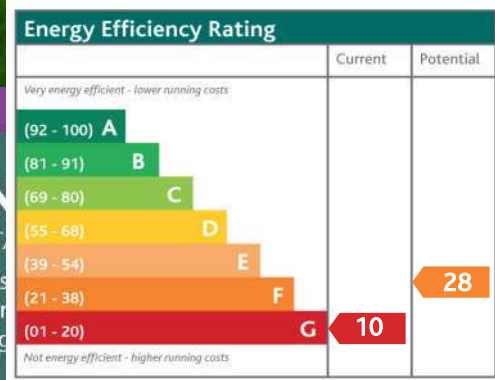
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