



Set back from the Warren Road, this is a rare opportunity to purchase one of the best situated houses in Donaghadee. Deceptively spacious, the accommodation lends itself to family living but of course, to many, the major attribute will be the unparalleled sea views over Copeland Sound to the islands and beyond to the Irish Sea. The accommodation is versatile and can provide three or four bedrooms depending on your individual needs. Downstairs there is a lounge & study both enjoying the superb views, dining room or bedroom 4, large shower room and kitchen leading to conservatory with access to the gardens. On the first floor three well pro-portioned bedrooms, two of which also have uninterrupted views of the Copeland Islands, Master with ensuite shower room & family bathroom. Large and secluded, south-west facing gardens are manageable with the added benefit of additional garden room or home office. Donaghadee - 2019 NI Town of the Year - is a short, scenic stroll away with its stunning harbour and award winning restaurants. Donaghadee's magnificent 18 hole golf course and clubhouse is a matter of a few hundred yards away, Bangor only 5 miles along the road and Belfast a 30 minute drive. Early viewing is a must to avoid disappointment.

Offers Over
£395,000

90 Warren Road,
Donaghadee,
BT21 0PQ

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Home
- Superb uninterrupted views over the Copeland Islands & beyond to Donaghadee Sound
- Lounge & Study - enjoying superb views
- Dining Room or Bedroom 4
- Kitchen open plan to Conservatory
- Ground Floor Shower Room
- Three Well Proportioned Bedrooms, Master with ensuite Bathroom
- Family Bathroom
- Detached Garage / Garden Store/ Utility Room
- Further Garden Room or Home Office
- Front & Low Maintenance Rear Garden
- Upvc Double Glazed Windows / Oil Heating
- Only a short drive to Donaghadee's Vibrant Town

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE PORCH: Ceramic tiled floor. Glazed inner door to . . .

ENTRANCE HALL: Laminate wood effect floor, storage under stairs.



LOUNGE: 18' 7" x 13' 1" (5.66m x 3.99m) (into bay). Scrabo stone fireplace, tiled hearth and open fire, cornice ceiling



Double doors with bevelled glass to . . .

DINING ROOM OR POTENTIAL BEDROOM (4): 16' 2" x 13' 0" (4.93m x 3.96m)



KITCHEN: 12' 8" x 11' 9" (3.86m x 3.58m) Fully fitted kitchen with excellent range of high and low level units, four ring hob, double oven, double drainer stainless steel sink unit with mixer tap, glazed display cabinet, feature breakfast bar, pantry and space for fridge freezer.



Open plan to . . .

CONSERVATORY: 12' 6" x 7' 4" (3.81m x 2.24m) Ceramic tiled floor, double doors to outside, excellent views.



STUDY: 11' 11" x 11' 4" (3.63m x 3.45m) Wooden fireplace with granite inset and hearth and gas fire, cornice ceiling, excellent views.



REAR PORCH: Ceramic tiled floor, door to outside.

SHOWER ROOM: Shower cubicle with Mira shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor.



First Floor

LANDING: Hotpress with built-in shelving.

BEDROOM (1): 11' 2" x 9' 11" (3.4m x 3.02m) Laminate wood effect floor, built-in robe.

BEDROOM (2): 12' 0" x 11' 2" (3.66m x 3.4m) Excellent views over Copeland Islands.

ENSUITE BATHROOM: Panelled bath with mixer tap and telephone hand shower, vanity unit, low flush wc, part tiled walls.



BATHROOM: Coloured bathroom suite comprising corner bath with mixer tap, low flush wc, vanity unit, ceramic tiled floor, Velux window.



BEDROOM (3): 14' 8" x 10' 10" (4.47m x 3.3m) Wall to wall range of built-in robes, excellent views over Copeland Islands.



Outside

Tarmac driveway to . . .

DETACHED GARAGE: 18' 5" x 12' 3" (5.61m x 3.73m) Light and power.

STORE: 10' 4" x 7' 11" (3.15m x 2.41m)

UTILITY ROOM: 10' 8" x 5' 11" (3.25m x 1.8m) Stainless steel sink unit with mixer tap, plumbed for washing machine.

GARDEN ROOM/HOME OFFICE: 11' 3" x 8' 10" (3.43m x 2.69m)

Low maintenance rear garden in paving and pebbles. Outside tap. Boiler house with oil fired boiler.





Location:

Travelling along Warren Road from Bangor, property is approximately 300 yards before Barnhill.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

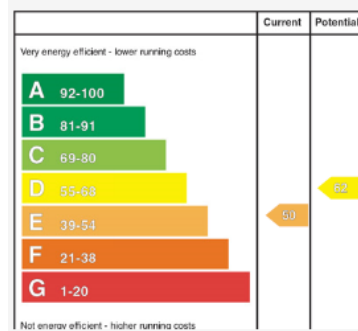
Epc Type: Domestic

Current: E50

Potential: D62

EPC Landmark Code: 2299-7035-0218-7100-6234

[Epc Certificate](#)



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