

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

**028 9188 8000**

[donaghadee@ulsterpropertysales.co.uk](mailto:donaghadee@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 HAWTHORN RIDGE,  
DONAGHADEE, BT21 0QP**

**OFFERS AROUND £425,000**

Welcome to Edenmar, a stunning detached bungalow nestled in the desirable Breckenridge area of Donaghadee. This exceptional property offers a versatile living space, featuring four spacious double bedrooms, including a primary suite complete with an ensuite shower room. The adaptable accommodation allows for a variety of configurations, whether you prefer three bedrooms with four reception areas or vice versa, catering to your lifestyle needs.

The heart of this home is undoubtedly the new luxury kitchen, which boasts a generous range of units, a large island, and high-end finishes that will delight any culinary enthusiast. The kitchen seamlessly flows into the reception areas, creating an inviting atmosphere for both family living and entertaining guests.

Edenmar is ideally situated within walking distance to Donaghadee town centre and the picturesque seafront, providing easy access to a wealth of local amenities. The beautifully landscaped gardens enhance the charm of this property, featuring a delightful entertaining area at the rear, perfect for enjoying warm summer evenings or hosting gatherings with friends and family.

This bungalow presents a rare opportunity to acquire a well-appointed home in a sought-after location, combining modern luxury with the convenience of nearby amenities. Don't miss your chance to make Edenmar your new sanctuary in Donaghadee.



## Key Features

- Stunning Detached Bungalow In The Popular Breckenridge Area Of Donaghadee
- Primary Bedroom With Luxury Ensuite Shower Room And Modern Shower Room With White Suite
- New Luxury Kitchen With Island, Seating Area, Range Of Appliances And Access To Integral Garage
- Walking Distance To All Local Amenities And Seafront
- Adaptable Accommodation With Three Bedrooms/Four Reception Areas Or Four Bedrooms/Three Reception Areas
- Formal Living Room With Feature Roof Light And Through To Sunroom
- Landscaped Gardens To Front And Rear With Large Brick Paviour Driveway
- Early Viewing Is Recommended For This Exceptional Home



### Accommodation

#### Comprises:

#### Entrance Hall

Wood effect tiled flooring, cloakroom, built in storage with hot press, access to roof space.

#### Living Room

19'5" x 12'0"

Feature roof light, fireplace with granite inset and hearth and multi fuel stove, sliding patio doors into sunroom.

#### Family Room

12'2" x 10'5"

Gas fireplace with granite hearth, decorative surround and fully tiled flooring.

#### Kitchen

18'9" x 14'11"

Luxury range range of high and low level units, Quartz work surfaces, upstands and splash back, inset one and a half stainless steel sink with mixer tap and built in drainer, electric hob with stainless steel extractor fan and hood, integrated dishwasher, integrated fridge and freezer, integrated wine rack, large island with additional storage and seating, fully tiled flooring, partially tiled walls, internal door into integral garage, seating/family area.

#### Sunroom

10'0" x 8'9"

French doors overlooking the enclosed rear garden.

#### Bedroom 1

11'3" x 14'11"

Double bedroom with a range of built in furniture.

#### Ensuite Shower Room

Three piece suite comprising walk-in shower cubicle, low flush WC, wash hand basin with mixer taps and storage beneath, chrome heated towel rail, partly tiled walls, extractor fan.

#### Bedroom 2

11'5" x 11'1"

Double bedroom.

#### Bedroom 3

11'5" x 8'5"

Double bedroom with wood laminate flooring and built in storage.

#### Bedroom 4/Dining Room

12'0" x 10'5"

Double room.

#### Shower Room

Three piece suite comprising shower cubicle, wash hand basin with mixer tap and storage beneath, low flush WC, laminate tile effect floor, laminate tile effect walls, chrome heated towel rail, extractor fan.

#### Garage

16'0" x 15'5"

Electric up and over door, power, light, plumbed for washing machine, space for tumble dryer, space for fridge freezer, gas fired boiler, uPVC double glazed door to rear garden.

#### Outside

Front: Large brick paviour driveway,

access to garage, area in lawn, mature shrubs, walkway in stone. Rear: Area in lawn, paved entertaining area, bedding areas, outside light, outside power sockets, private site.



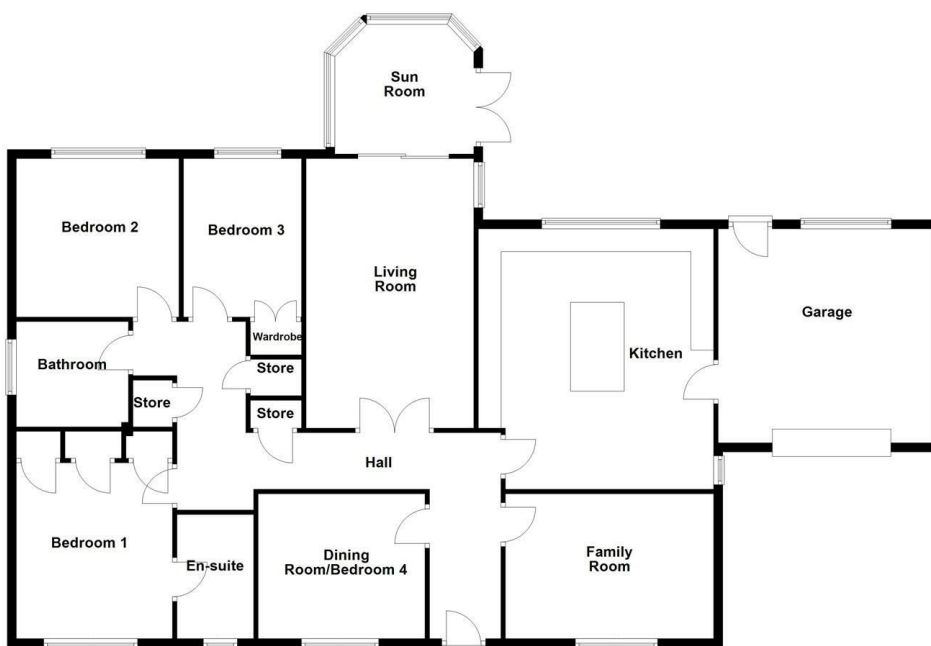








Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.  
Plan produced using PlanUp.

6 Hawthornridge Donaghadee

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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