

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**42 WARREN ROAD,  
DONAGHADEE, BT21 OPD**

**OFFERS AROUND £685,000**



Located on the sought-after Warren Road in Donaghadee, this stunning semi-detached period home beautifully marries classic charm with modern convenience. With four spacious bedrooms, including four well-appointed reception areas, this property offers ample space for family living and entertaining.

As you step inside, you will be greeted by the elegant period features that have been lovingly retained throughout the home, complemented by contemporary updates that enhance its appeal. The open-plan kitchen and dining area boasts a good range of units, making it a delightful space for family meals and gatherings. The galleried landing provides a unique touch, featuring a dedicated office space, perfect for those who work from home.

The property includes a luxurious family bathroom, a modern shower room, and an additional ground floor shower room, ensuring that convenience is at the forefront of this home. Three of the bedrooms come with built-in storage, providing practical solutions for your belongings and all four bedrooms have beautiful views of the sea and towards Donaghadee.

Outside, the landscaped gardens to both the front and rear offer a serene retreat, complete with a stone driveway that accommodates multiple vehicles, a detached garage, and a vegetable patch for the green-fingered enthusiast. The various seating areas invite you to relax and enjoy the tranquil surroundings.

Located within walking distance to Donaghadee, you will find yourself close to a wealth of fabulous amenities and the picturesque seafront, where you can enjoy stunning sea views. This property is a rare find, combining the best of both worlds in a desirable location. Don't miss the opportunity to make this fantastic home your own.



## Key Features

- Stunning Period Home On The Prestigious Warren Road In Donaghadee With Sea Views
- Beautiful Period Features Throughout, Including Corniced Ceilings, Tiling And Ceiling Roses
- Large Galleried Landing With Office Space Overlooking Kitchen/Dining Area
- Landscaped Gardens To Front And Rear, Driveway With Parking For Multiple Vehicles And Detached Garage
- Within Walking Distance To All Local Amenities, Seafront, Shops, Restaurants And Promenade
- Four Reception Areas And Four Double Bedrooms, Three With Built In Wardrobes
- Open Plan Kitchen/Dining With A Good Range Of Units And Separate Utility/Shower Room
- Viewing Is Highly Recommended For This Exceptional Home In A Great Location



### Accommodation Comprises:

#### Entrance Porch

5'6" x 3'11"

Wall panelling, fan light and original tiled flooring.

#### Entrance Hallway

Wall panelling, corniced ceilings, dado rail, under stair storage and wooden flooring.

#### Formal Dining Room

17'0" x 14'5"

Open fire place with slate hearth, decorative tiled inset, carved marble surround and mantle, dual aspect views, corniced ceiling, ceiling rose and picture rail, wooden flooring.

#### Family Room

17'0" x 14'5"

Bay window with window seat, wall panelling, picture rail, corniced ceiling, open fire place with tiled hearth, decorative tiled inset and carved marble surround and mantle, wooden flooring.

#### Dining Room

24'7" x 12'1"

Open to kitchen, recessed spotlights, wooden flooring.

#### Kitchen

Range of high and low level units, granite work surfaces and upstands, Franke stainless steel undermounted sink with mixer tap, integrated dishwasher, integrated Miele microwave, integrated Miele coffee machine, space for Range cooker, integrated extractor fan, integrated fridge, tiled flooring, recessed spotlights, door to sunroom.

#### Sunroom

30'2" x 16'0"

Feature beams, recessed spotlights, velux type windows, multi fuel stove, door to utility room, door to rear garden, tiled flooring.

#### Cloakroom

Tiled flooring.

#### Utility Room

Modern range of high and low level units, ceramic sink with mixer tap and built in drainer, laminate work surfaces, plumbed for washing machine, space for tumble dryer, open to shower room.

#### Shower Room

Walk in shower enclosure with overhead shower and glazed door, coloured suite comprising low flush wc and pedestal wash hand basin.

#### First Floor

##### Living Room

20'8" x 15'1"

Sea views, fireplace with multi fuel stove, tiled hearth, decorative tiled inset and carved marble surround and mantle, corniced ceilings, picture rail, ceiling rose and panelling.

##### Bedroom 4

15'5" x 14'5"

Double room with sea views, corniced ceiling, picture rail, built in wardrobes.

##### Gallery Landing

Wall panelling, corniced ceiling, ceiling rose, dado rail and office area.

##### Office

Sea views, wooden flooring.

##### Bathroom

White suite comprising free standing claw footed bath with telephone hand shower attachment, low flush wc, pedestal wash hand basin with mixer tap, corner shower enclosure with overhead shower and glazed doors, panelled walls, built in hot press with storage, feature radiator, recessed spotlights.

#### Bedroom 1

20'8" x 14'1"

Double room, dual aspect sea views, feature fireplace with decorative cast iron inset and carved wooden surround and mantle, built in storage shelves and cupboard space.

#### Second Floor

##### Landing

Recessed spotlights, dado rail and access to roofspace.

##### Bedroom 2

14'9" x 12'9"

Double room with sea views, feature painted cast iron fireplace.

##### Shower room

White suite comprising pedestal wash hand basin, low flush wc, corner shower enclosure with 'Mira' overhead shower and glazed doors, wall mounted chrome radiator, partially tiled walls and tiled flooring.

##### Bedroom 3

12'1" x 12'1"

Double room with sea views, built in robes, built in shelving, dado rail and ladder to mezzanine level.

#### Outside

Front: driveway in stone with parking for multiple vehicles, area in lawn, mature plants, shrubs and trees, sea views. Vehicle access to Alexandra Road. Rear and side: brick paviour driveway, paved entertaining areas, pergola, vegetable bed, mature hedging, bedding areas, access to detached garage.

#### Garage

Power and light, mezzanine storage area.





















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>	<b>63</b>	<b>63</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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