

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE

maining site



**WARREN COVE, 37A  
WARREN ROAD,**

**ASKING PRICE £849,950**



Located off the exclusive Warren Road in Donaghadee, this stunning home is one of six in the Warren Cove Development and is within walking distance to all local amenities and the beautiful promenade and seafront.

Donaghadee has recently enjoyed a rejuvenation scheme, with many of the historical monuments, buildings and promenade being modernised and finished to a good standard. The centre of the town has a plethora of good restaurants, coffee shops and independent retailers and along with its community feel, location and range of housing, is fast becoming the place to live in North Down.

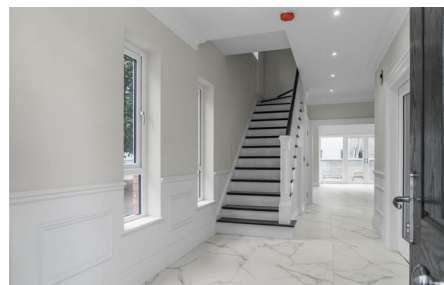
On entering this exceptional home, there is a sense of space and light and this continues throughout the property. With adaptable accommodation and beautiful views from front and rear, it will appeal to a variety of clients, especially those looking for a relaxed lifestyle and coastal living.

Finished to an extremely high standard internally and externally and with private access to a beautiful beach, this really is luxury living at its finest and we recommend a viewing at your earliest convenience.



## Key Features

- Luxury Living With High Specification And Sea Views
- Beautifully Finished Internally And Externally
- Private Access To Beach Via Gated Walkway
- Integral Garage And Full Landscaping Scheme
- Fantastic Location Within Walking Distance To Donaghadee Town Centre
- Open Plan Kitchen/Living/Dining Area
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Electric Gate And Tarmac Driveway For Multiple Vehicles



### Accommodation Comprises:

#### Entrance Hall

Ceramic tiled floor, cornicing, feature panelled walls and built in cloakroom.

#### Living Room

23'10" x 14'4"

Wood effect tiled floor, feature panelled walls, cornicing, double doors to front and gas fireplace with stone surround and marble hearth.

#### Downstairs Cloakroom

White suite comprising low flush wc, wall mounted wash hand basin with mixer taps, tiled floor and part tiled walls.

#### Kitchen / Living / Dining Area

22'1" x 22'3"

Luxury fitted kitchen with traditional soft close drawers and doors, Quartz work tops and upstands, undermounted stainless steel sink with mixer tap, full length integrated Siemens fridge, full length integrated Siemens freezer, "Richmond" range cooker with seven ring gas hob and extractor hood, island with undermounted stainless steel sink with boiling water tap, space for seating, storage and integrated wine fridge, under lighting, integrated dishwasher, space for dining, space for family area, tiled floor, recessed spotlighting, feature pendant lighting over island, electric blinds and double patio doors to rear garden.

#### Utility Room

Luxury range of high and low level units with quartz worksurfaces, washing machine, tumble dryer, undermounted stainless steel sink unit with mixer tap, tiled floor, recessed spotlighting and extractor fan.

### First Floor

#### Landing

#### Master Bedroom

22'0" x 18'5"

Built in wardrobes and dressing area.

#### Ensuite

White suite comprising low flush wc, vanity unit with storage and mixer tap, walk in shower enclosure with overhead shower, wall mounted towel radiator, recessed spotlighting, extractor fan, part tiled walls and tiled floor.

#### Bedroom 2

16'9" x 12'9"

#### Ensuite

White suite comprising low flush wc, vanity unit with storage and mixer tap, walk in shower enclosure with overhead shower, wall mounted towel radiator, recessed spotlighting, extractor fan, part tiled walls and tiled floor.

#### Bedroom 3

16'2" x 9'2"

#### Bathroom

White suite comprising low flush wc, vanity unit with storage and mixer tap, free standing bath, wall mounted towel radiator, recessed spotlighting, extractor fan, part tiled walls and tiled floor.

### Second Floor

#### Landing

#### Bedroom 4 / Playroom

16'6" x 14'0"

#### Bedroom 5

22'4" x 19'3"

Built in wardrobes.

#### Shower Room

White suite comprising low flush wc, vanity unit with storage and mixer tap, walk in shower enclosure with overhead shower, wall mounted towel radiator, recessed spotlighting, extractor fan, part tiled walls and tiled floor.

#### Outside

Front - Tarmac driveway for multiple vehicles, electric gates, area in lawn, paved walkway, sensor lighting and stoned bedding area.  
Rear - Fully enclosed area in lawn, paved entertaining area, mature tree, landscaping scheme, outside light and tap.

#### Detached Garage

#### Heating

Mechanical heat recovery ventilation, ground floor underfloor heating, gas fired central heating.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)







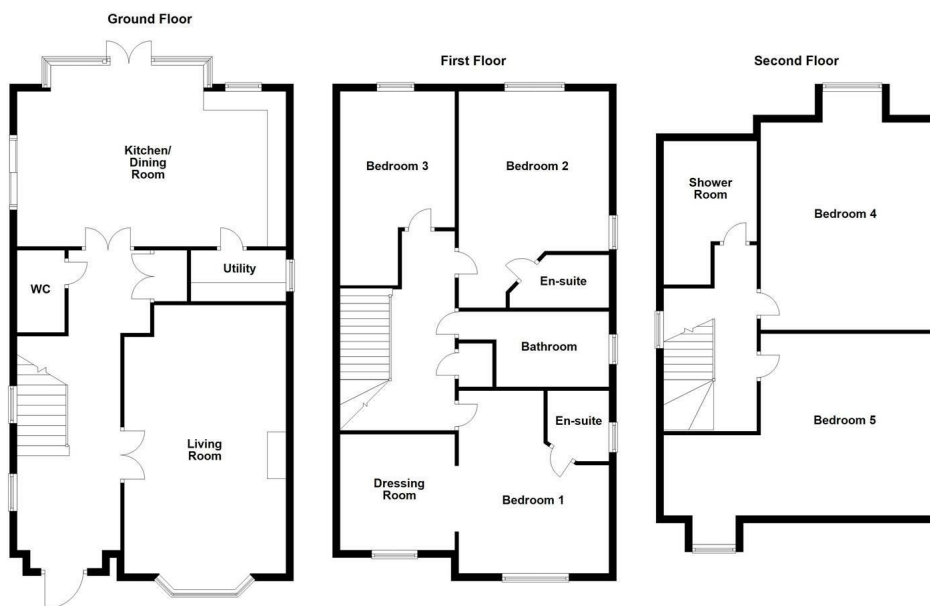












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Planit.

37a Warren Road, Donaghadee

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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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