

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

**028 9188 8000**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 SHORE STREET,  
DONAGHADEE, BT21 0DG**

**OFFERS IN EXCESS OF £595,000**

Nestled in the vibrant heart of Donaghadee, this impressive mid-terrace townhouse offers a unique blend of modern living and stunning coastal views. With six spacious bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking a lucrative investment opportunity, such as an Air BnB.

The ground floor features two inviting bedrooms, providing flexibility for guests or family members. The main house boasts four additional bedrooms and two reception rooms, all finished to a high standard, ensuring comfort and style throughout. The front-facing rooms enjoy uninterrupted sea views, creating a serene backdrop for daily life.

Step outside to discover a charming rear courtyard, which offers access to a single garage, adding convenience to this already appealing property. The location is truly unbeatable, with all local amenities, including shops, bars, and restaurants, just a short stroll away.

This large townhouse presents a fantastic opportunity to embrace the coastal lifestyle in a thriving community. Viewing is highly recommended to fully appreciate the charm and potential of this remarkable home. Don't miss your chance to make this property your own.



## Key Features

- Beautiful Sea Front Property In The Heart Of Donaghadee
- Well Finished Throughout And Maintained To A High Decorative Standard
- Adaptable Accommodation With Six Bedrooms, Over Three Floors
- Walking Distance To All Local Amenities, Bars, Shops, Restaurants And Promenade
- Option For Air BnB With Ground Floor Apartment Offering Two Double Bedrooms
- Main House Providing Large Courtyard For Entertaining And Access To Garage
- Uninterrupted Sea And Harbour Views From All Front Facing Rooms
- Viewing Is Highly Recommended To Fully Appreciate This Fantastic Opportunity



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)

### Accommodation Comprises:

#### Ground Floor

##### Entrance Porch

Solid maple wood strip flooring, storage cupboard.

##### Living/Dining/Kitchen Area 37'5" x 20'5"

Living/Dining Area: Inglenook style fireplace with Clearview cast iron wood burning stove, wood surround and mantle, space for dining, solid maple wood strip flooring.

Open to:

Kitchen: Modern range of high and low level units, granite work surfaces and upstands, space for fridge/freezer, space for range cooker, integrated fan and hood, plumbed for dishwasher, one and a quarter stainless steel undermounted sink with mixer tap, recessed spotlighting, tiled flooring.

##### Bathroom

White suite comprising panelled bath with jacuzzi jets, low flush wc, vanity unit with sink, storage and mixer tap, tiled flooring, part tiled walls, wall mounted radiator.

##### Bedroom 1

17'1" x 11'10" (not including robes)

Double room, built in robes.

##### Bedroom 2

9'10" x 8'7"

Double room, built in robes.

##### Utility Room

14'0" x 4'5"

Range of built in shelving, plumbed for washing machine, space for tumble dryer, tiled flooring.

##### Cloakroom/Storage Room

##### First Floor Return

##### Landing

Velux type window.

##### Dining Room

14'6" x 12'0"

Corniced ceiling, double doors to courtyard.

##### Utility Room

Wood flooring, plumbed for washing machine, space for tumble dryer.

##### First Floor

##### Shower Room

White suite comprising walk in showers enclosure with overhead shower and glazed screen, low flush wc, vanity unit with sink, storage and mixer tap, wall mounted radiator, tiled floor, tiled walls, extractor fan.

##### Kitchen

12'6" x 12'3"

Range of high and low level units, laminate work surfaces, integrated "Bosch" oven, integrated 4 ring "Logic" hob with stainless steel extractor fan and hood, plumbed for dishwasher, one and a quarter stainless steel "Franke" sink with built in drainer and mixer tap, feature glazed units, space for fridge/freezer, space for informal dining, part tiled walls, tiled flooring, corniced ceiling, door to rear courtyard.

##### Living Room

18'0" x 14'6"

Uninterrupted sea views, balcony, wood burning stove with marble hearth, surround and mantle, corniced ceiling.

##### Bedroom 3

9'0" x 7'8"

Solid maple wood strip flooring, panelled walls, balcony, uninterrupted sea views.

##### Cloakroom

##### Second Floor

##### Landing

Velux type window.

##### Bedroom 1

14'9" x 13'1"

Double room, built in robes, built in shelves and storage including window seat, uninterrupted sea views.

##### Bedroom 2

14'6" x 12'2"

Double room, built in robes, uninterrupted sea views.

##### Bedroom 4

8'7" x 6'1"

Wood flooring.

##### Bathroom

White suite comprising corner shower enclosure with overhead shower and glazed screen, low flush wc, bidet, panelled bath with jacuzzi jets, shower set and glazed screen, vanity unit with sink and storage, feature mirror, wall mounted radiator, tiled flooring, tiled walls, recessed spotlighting.

##### Outside

Large courtyard area, storage/potting shed, door to rear access and access to garage.

##### Garage

Single garage with up and over door.











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>	75	75
(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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