

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 PARADE, DONAGHADEE,
BT21 0AE**

OFFERS OVER £375,000

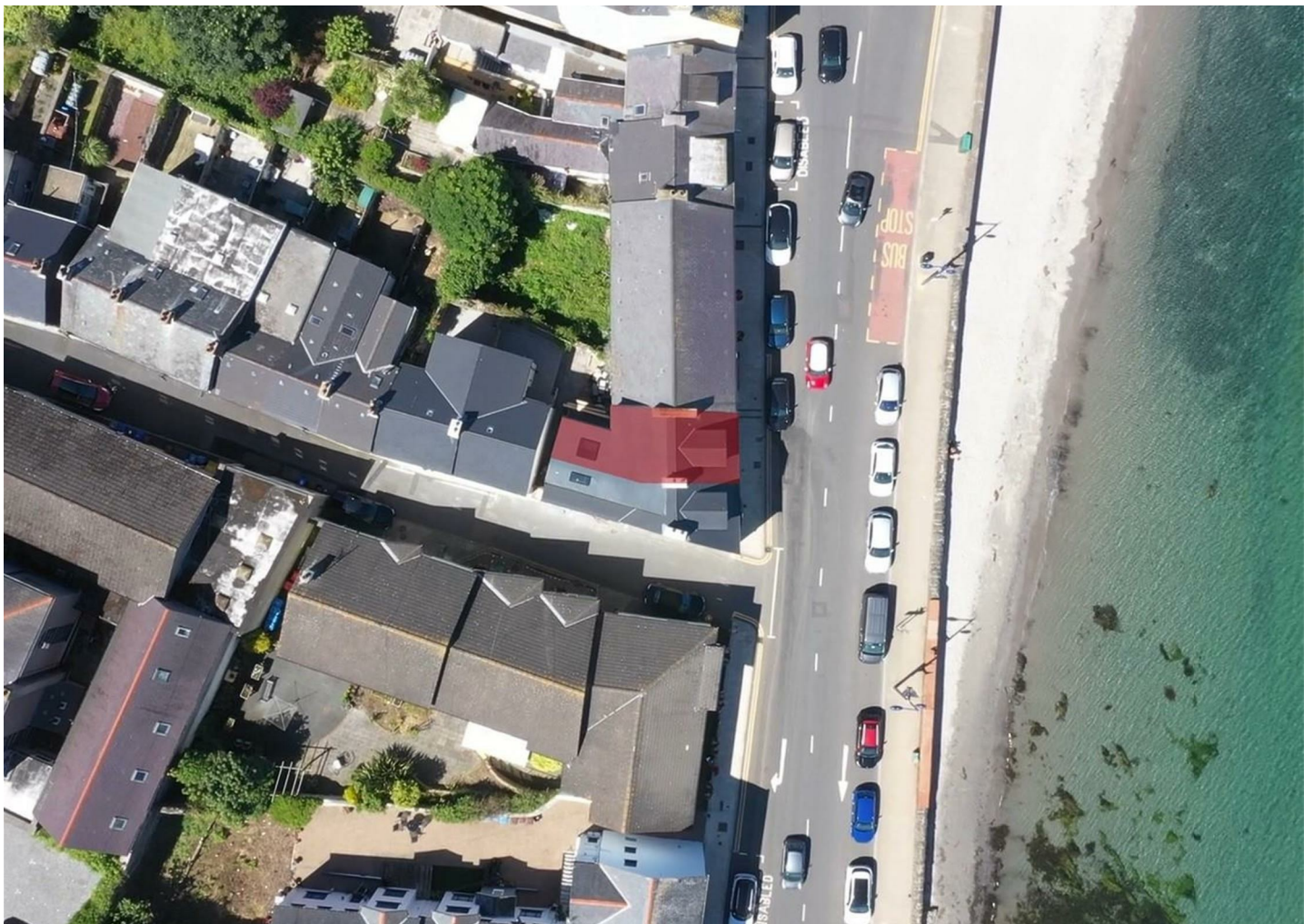
Set along Donaghadee's iconic seafront, No. 7 Parade has been thoughtfully renovated to create a stylish home with panoramic views over the harbour, the Copeland Islands and, on a clear day, the coast of Scotland. The property extends to around 1076 sq ft and offers a versatile layout designed to suit modern living.

The ground floor has been opened up to provide a bright, flexible space that can serve as an inviting living area or a generous bedroom, with the added benefit of a workstation positioned by the window to take in the stunning outlook. Underfloor heating on this level ensures warmth and comfort throughout the year. A spacious stairwell, cleverly designed with fixed internet wiring, also provides an ideal nook for a home office setup on the second floor.

Across the property, there is scope to personalise the interior with your own choice of kitchen, bathroom and flooring, giving you the freedom to put your stamp on this beautifully finished home. The open plan living and kitchen space is complemented by two bedrooms, while generous utility facilities enhance convenience for everyday life.

Donaghadee itself is a much-loved coastal town, known for its charming community, historic lighthouse and vibrant mix of cafés, restaurants and shops. With traditional character blended seamlessly with modern design, No. 7 Parade offers a rare opportunity to enjoy seaside living in a setting that balances style, comfort and practicality.

This is more than just a house, it is a chance to create a home in one of Northern Ireland's most picturesque locations, where every day begins with sea views and the warmth of a welcoming town.



Key Features

- Renovated 3-Storey Terrace Extending To 1076 sq ft With Panoramic Sea Views
- Spacious Second Floor Stairwell With Space For Workstation
- First Floor Open Plan Kitchen / Lounge To Maximise Sea Views
- High Quality Specification Throughout
- Adaptable Living Space With Two Bedrooms Or Additional Ground Floor Lounge
- Generous PC Sums For Kitchens and Bathrooms
- Underfloor Heating To Ground Floor
- Situated In Donaghadee With Its Vibrant Mix of Cafés, Restaurants and Shops



Specification List

PC Sums

Kitchen - £10,000
Bathrooms - £7,500

Internal

Painting: Walls, ceilings and woodwork painted. Doors self-finished oak with brushed ironmongery.

Heating: Ground floor underfloor heating, upper floors feature radiators and towel radiators.

Flooring: Choice of Carpet and herringbone LVT.

Electrical: Brush finish to sockets and switches.

Lighting: Generous provision of pendant, recessed and LED lighting with separate control for soft corner lighting in living areas.

Security: Intruder alarm, doorbell camera.

Cleaning: Cordless Vacuum provided.

Internet: Generous provision of cat6 wiring throughout.

External

Roof: Trustone slate.

Gutters: uPVC.

External Walls: Acrylic render on reinforced 100mm rigid insulation to 400mm stone walls.

Windows: uPVC anthracite exterior with white interior, double glazed.

Accommodation Comprises:

Ground Floor

Bedroom 2 / Lounge

18'0" x 13'4"

Ensuite

8'10" x 5'8"

Rear Hall/Utility Room

First Floor

Open Plan Kitchen / Lounge

23'3" x 12'10"

Second Floor

Bedroom 1

13'2" x 15'4"

Ensuite

7'8" x 6'6"

The computer-generated images (CGIs), artists' impressions, floor plans, and visual representations shown are for illustrative purposes only. They are intended to provide a general guide and may not accurately reflect the final appearance, finishes, landscaping, scale, or layout of the actual property.

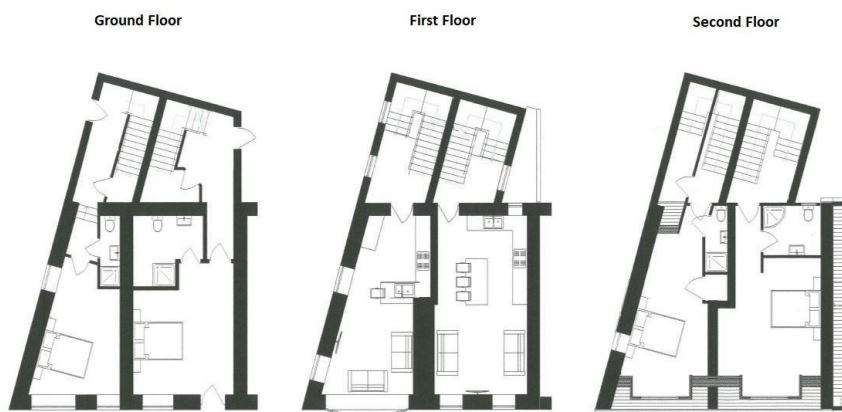
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive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

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.

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