

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**8 PARADE, DONAGHADEE,  
BT21 0AE**

**OFFERS AROUND £325,000**

Set along Donaghadee's iconic seafront, No. 8 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 900 sq ft and offers a versatile layout designed to suit modern living.

At the heart of the home, the first-floor open plan kitchen and living area is framed by a stunning bay window, perfectly positioned to take in sweeping views of Donaghadee harbour and far beyond. This feature floods the space with natural light and creates an exceptional setting for entertaining, relaxing, or simply enjoying the ever-changing seascape.

The ground floor offers the comfort of underfloor heating, ensuring a warm welcome throughout the year. With two bedrooms, generous utility facilities and a carefully considered layout, the home balances practicality with style.

Donaghadee itself, is a much-loved coastal town, renowned for its historic lighthouse, bustling harbour and vibrant mix of cafés, restaurants and independent shops. Offering a seamless blend of traditional charm and modern comfort, No. 8 Parade presents a rare opportunity to embrace seaside living in one of Northern Ireland's most picturesque locations.

This is more than just a house, it is the chance to create a home where every day begins with breathtaking sea views and the warmth of a welcoming community.



## Key Features

- Renovated 3-Storey Terrace Extending To 890 Sq Ft With Panoramic Sea Views
- Two Double Bedrooms Both With Ensuite Facilities
- Underfloor Heating To Ground Floor
- Situated In Donaghadee With Its Vibrant Mix of Cafés, Restaurants and Shops
- First Floor Open Plan Kitchen and Living Area Is Framed By A Stunning Bay Window
- Utility Space On Ground Floor
- High Quality Specification Throughout
- No Onward Chain



### Accommodation Comprises:

#### Ground Floor

##### Hall and Utility Area

15'2" x 7'6"

LVT flooring in a herringbone style, plumbed for washing machine and space for tumble dryer.

##### Bedroom 2

11'9" x 17'1" (at widest points)

Double bedroom, recessed spotlights and sea views.

##### Shower Room

3'5" x 9'6"

Luxury white suite comprising vanity unit with mixer tap and tiled splashback, feature light mirror, low flush WC, shower enclosure with bi-fold glass door and overhead rainfall shower with mixer tap, tiled flooring, part tiled walls, recessed spotlights and extractor fan.

#### First Floor

##### Open Plan Kitchen / Lounge

26'10" x 12'2" (at widest points)

Luxury range of high and low level units, quartz work surfaces, four ring induction hob with integrated oven, extractor hood and tiled splashback, integrated fridge freezer, integrated dishwasher, stainless steel single drainer sink with mixer tap and integrated hot tap, under unit lighting, breakfast bar with dining space, LVT flooring in herringbone style, recessed spotlights, bay window and sea views.

#### Second Floor

##### Bedroom 1

22'7" x 11'5" (at widest points)

Double bedroom, recessed spotlights, feature LED lighting, sea views and ensuite.

##### Ensuite

29'10" x 9'3" (at widest points)

Luxury white suite comprising vanity unit with mixer tap and tiled splashback, shower enclosure with bi-fold glass door and overhead rainfall shower with mixer tap, low flush WC, stainless steel wall mounted radiator, feature light mirror, wood laminate flooring, recessed spotlights and extractor fan.

##### Outside

Fully enclosed with paved yard area and fencing, outside light.

##### Additional Information:

To note - Images are used for illustrative purposes only.

##### 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: 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.

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)



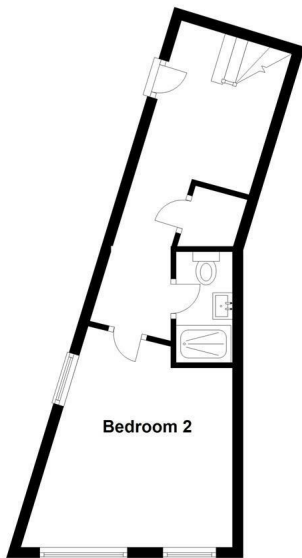




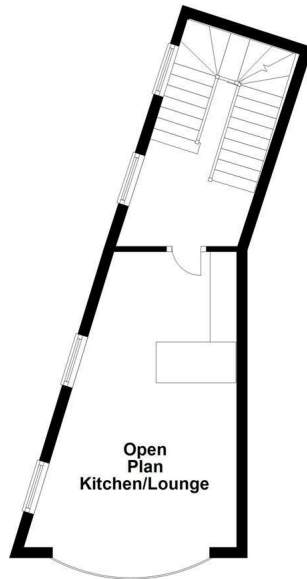




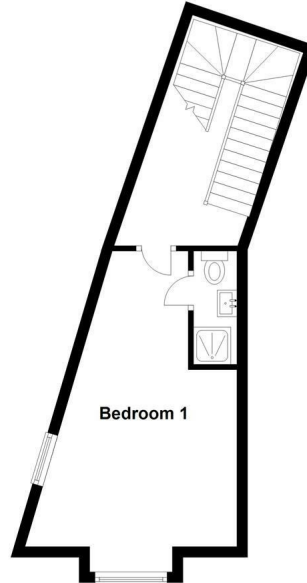
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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.

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