

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**BODIFYR, 1 PARK AVENUE,  
DONAGHADEE, BT21 0EB**

**OFFERS AROUND £725,000**



Bodifyr (Origin Welsh, meaning 'Happy Home')

Nestled on the charming Park Avenue in Donaghadee, this magnificent detached house, originally built in 1896 as a 'Gentleman's Residence' for Louis De Delacherois, stands as a testament to period architecture and rich history. Spanning an impressive 3,800 square feet, this double fronted Victorian residence has been lovingly maintained and renovated and boasts a unique narrative, having served as a Presbyterian Manse in the 1960s and even featuring in the film "Divorcing Jack."

Upon entering, one is greeted by an elegant foyer that leads to four spacious reception rooms, three of which are fitted with working fireplaces, creating a warm and inviting atmosphere. The home offers five generously sized bedrooms, including a primary suite complete with an en-suite bathroom and a dressing room, ensuring comfort and privacy for all residents. The property also features luxurious bathrooms on both the first and second floors, as well as a guest wc conveniently located on the ground floor.

Surrounding the home are beautifully landscaped gardens, filled with a diverse array of plants, shrubs, and trees, providing a serene outdoor space to relax and entertain. The property is ideally situated just minutes from the sea, allowing for leisurely coastal walks, and is within walking distance to the vibrant town centre of Donaghadee, where one can enjoy local shops, cafes, and amenities.

This exceptional home offers a rare opportunity to own a piece of history in a picturesque setting, combining period charm with modern comforts. It is perfect for those seeking a spacious family residence in a delightful coastal community.



## Key Features

- Stunning Double Fronted Victorian Home In A Popular Residential Area
- Four Good Sized Reception Areas, Three With Working Fireplaces
- Additional Benefits Include Office, Cloakroom, Utility Room, Garage And Summer House
- Sweeping Tarmac Driveway With Parking For Multiple Vehicles
- Modernised Throughout And Finished To An High Standard Internally And Externally
- Five Bedrooms, Primary With Luxury En-suite And Dressing Room
- Open Plan Kitchen/Living/Dining Room With Double Doors To Rear Courtyard
- Viewing Is Highly Recommended For This Unique Property



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:

#### Entrance Porch

7'1" x 4'3"

Original tiled flooring, dado rail, glazed door to entrance hall with stained glass panelling.

#### Entrance Hall

Original tiled flooring, corniced ceiling, ceiling rose, under stair storage, feature radiator covers.

#### Drawing Room

17'8" x 13'9"

Bay window, feature gas fireplace with tiled hearth, stone surround and mantle, corniced ceiling, ceiling rose, wooden flooring, built in shelving.

#### Dining Room

17'8" x 13'9"

Bay window, Inglenook style fireplace with tiled hearth, brick inset, carved stone surround and mantle and gas stove, corniced ceiling, ceiling rose, picture rail, hatch to kitchen.

#### Living Room

17'8" x 13'1"

Bay window, corniced ceiling, ceiling rose, picture rail, Inglenook style fireplace with tiled hearth, brick inset, stone surround and mantle and wood burning stove.

#### Cloakroom

Tiled flooring, panelled walls.

#### Utility Room

10'2" x 7'0"

Range of high and low level units, laminate work surfaces, under mounted "Belfast" style ceramic sink with mixer tap, plumbed for washing machine, space for tumble dryer, space for American style fridge/freezer, recessed spotlighting.

#### Guest WC

White suite comprising pedestal wash hand basin, low flush wc, feature radiator, tiled flooring, part panelled walls.

#### Living/Dining Room

14'6" x 13'3"

Living/Dining Room: Inglenook style feature fireplace with brick inset and carved wooden surround and mantle, hatch to dining room, sideboard with feature glazed units and granite work surfaces, space for dining, space for seating, open to:

#### Kitchen

14'0" x 12'5"

Kitchen: luxury range of high and low level units, granite work surfaces and upstands, under mounted "Belfast" style ceramic sink with mixer tap and built in drainer, integrated "Neff" hob with stainless steel fan and hood, two integrated Hide and slide "Neff" ovens, integrated dishwasher, feature glazed units, island with storage, corniced ceiling, part tiled walls, double doors to rear courtyard.

#### First Floor Return

#### Landing

Corniced ceiling, feature radiator cover, storage area.

#### Study/Bedroom 6

11'5" x 9'10"

Corniced ceiling.

#### Bathroom

Luxury white suite comprising free standing bath with mixer tap, vanity unit with sink, storage and mixer tap, low flush wc, corner shower enclosure with waterfall shower head and glazed doors, chrome towel radiator, tiled flooring, part tiled walls, corniced ceiling, recessed spotlighting.

#### First Floor

#### Landing

Corniced ceiling, ceiling rose.

#### Bedroom 1

17'8" x 14'1"

Double room, bay window with sea views, corniced ceiling, ceiling rose, dressing room, ensuite.

#### Dressing Room

8'10" x 6'6" (not including robes)

Built in wardrobes.

#### En-suite Shower Room

Luxury white suite comprising walk in shower enclosure with overhead shower with waterfall shower head and glazed screen, low flush wc, vanity unit with sink, storage and mixer tap, chrome towel radiator, tiled flooring, partly tiled walls, corniced ceiling, recessed spotlighting.

#### Bedroom 2

18'0" x 14'1"

Double room, bay window with sea views, corniced ceiling, ceiling rose.

#### Bedroom 3

14'5" x 13'1"

Double room, corniced ceiling, ceiling rose.

#### Second Floor Return

#### Landing

Access to roof space, built in storage.

#### Bedroom 4

16'8" x 14'1"

Double room, sea views, wood laminate flooring, built in robes, corniced ceiling.

#### Bedroom 5

13'1" x 10'9"

Double room, feature cast iron fireplace.

#### Bathroom

Luxury white suite comprising free standing claw footed bath with telephone hand shower set, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, walk in shower enclosure with overhead shower with waterfall shower head and glazed screen, feature radiator, tiled flooring, part tiled walls, recessed spotlighting.

#### Outside

Front and Side: sweeping tarmac driveway to parking area, area in lawn, mature plants, shrubs, trees and hedging, well established planting scheme, summer house, shed, pond, seating areas, private site, corner plot. Rear: enclosed brick paviour courtyard, bedding areas, mature plants and shrubs, access to boiler house, access to garage, gate to side garden.

#### Garage

19'0" x 10'5"

Power and light, storage.





















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>	68	79
(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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