

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**76A WARREN ROAD,  
DONAGHADEE, BT21 0PD**

**OFFERS OVER £474,950**



Located on the esteemed Warren Road in Donaghadee, this beautifully renovated detached bungalow offers a perfect blend of modern comfort and classic charm. With three well-appointed bedrooms, including a primary suite featuring built-in robes and a luxurious ensuite shower room, this home is designed for both relaxation and convenience.

The property includes a family bathroom adorned with a stylish white suite, ensuring ample facilities for family and guests alike. The formal living room, complete with a wood-burning stove, provides a warm and inviting atmosphere, perfect for cosy evenings.

The heart of the home is the open-plan dining room, living room, and kitchen area, which creates a spacious and sociable environment for entertaining. Adjacent to this area is a utility room that includes a second kitchen space, adding to the practicality of the layout.

Outside, the large driveway accommodates multiple vehicles and provides access to a garage, enhancing the property's appeal. The rear enclosed area is a delightful retreat, featuring entertaining spaces and stunning views of the nearby golf course, making it an ideal spot for gatherings or quiet relaxation.

Situated within walking distance to Donaghadee town centre and just minutes from the seafront, this bungalow offers both tranquility and accessibility. This property is a rare find, combining luxury living with a prime location, making it a must-see for those seeking a new home in this charming coastal town.



## Key Features

- Beautifully Modernised Detached Bungalow On The Popular Warren Road
- Formal Living Room With Wood Burning Stove And Views Over Front Garden
- Within Walking Distance To Donaghadee Town Centre And Minutes From Seafront
- Large Driveway With Parking For Multiple Vehicles And Access To Integral Garage
- Three Double Bedrooms, Primary With Luxury Ensuite Shower Room And Door To Rear Garden
- Open Plan Dining/Living Kitchen Area With Separate Utility Room/Secondary Kitchen
- Enclosed Rear Garden With Entertaining Areas, Storage Units, Shed And Golf Course Views
- Viewing Is Highly Recommended For This Exceptional Home



### Accommodation

#### Comprises:

##### Entrance Porch

Tiled floor, open to entrance hall.

##### Entrance Hall

Wood laminate flooring, built in storage, recessed spotlights, roof space access.

##### Living Room

12'8" x 14'6"

Inglenook style fireplace with log burning stove, ceramic hearth, recessed spotlights.

##### Bedroom 1

14'9" x 12'10"

Double bedroom, built in wardrobes, patio doors into enclosed rear garden, recessed spotlights, ensuite shower room.

##### Ensuite Shower Room

Luxury white suite comprising walk in shower with wall mounted overhead shower with waterfall head and glass shower screen, vanity unit with mixer tap and storage, low flush w/c, wood effect tiled flooring, part tiled walls, recessed spotlights, extractor fan, heated towel rail.

##### Bedroom 2

10'11" x 10'5"

Double bedroom, recessed spotlights.

##### Bedroom 3

10'11" x 6'11" (point of wardrobe)

Recessed spotlights, built in storage.

##### Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and shower screen, vanity unit with mixer tap, storage and tiled splashback, low flush w/c, tiled floor, part tiled walls, extractor fan, recessed spotlights, heated towel rail.

##### Living/Dining room

10'4" x 23'11"

Wood laminate flooring, built in storage, recessed spotlights, double doors to enclosed rear garden, open to kitchen.

##### Kitchen

12'10" x 8'11"

Luxury fitted kitchen with a range of high and low level units, marble work surface, integrated dish washer, inset sink with mixer tap+ Quooker hot tap, integrated oven and grill, four ring induction hob, plumbed for an American style fridge/freezer, stainless steel extractor hood, tiled floor, partially tiled walls, recessed spotlights, door to enclosed rear garden.

##### Utility Room

8'9" x 8'9"

Luxury range of high and low level units, laminate work surfaces, one and a quarter inset stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for tumble dryer, four ring gas hob, integrated oven, stainless steel extractor hood, tiled floor, part tiled walls, recessed spotlights.

### Integral Garage

8'7" x 15'1"

Roller door, power and lights, gas fired boiler.

### Outside

Rear: fully enclosed, area in brick paviour, patio area for entertaining, area in stones, decked area with space for storage /shed, area with heat lamps and canopy, outside tap and light.

Front: area in lawn, tarmac driveway with space for multiple vehicles, outside tap, mature shrubs and hedging.

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)













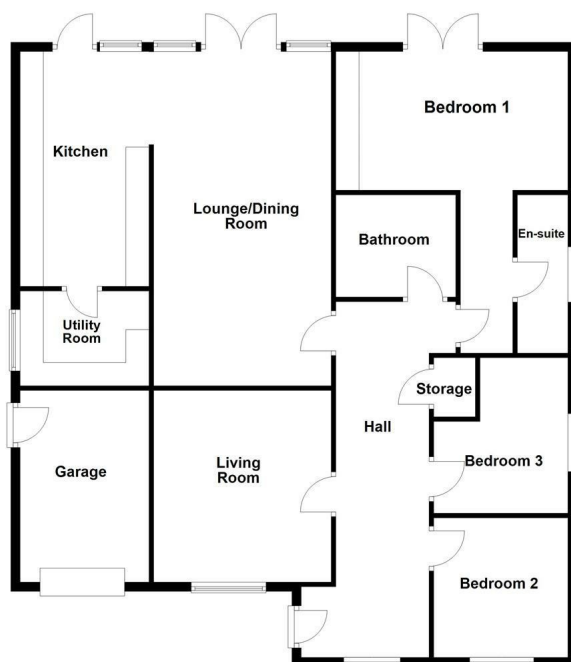








Ground Floor



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>		
(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>	73	79
	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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