

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**118 WARREN ROAD,
DONAGHADEE, BT21 0PQ**

OFFERS AROUND £650,000

Located on the prestigious Warren Road in Donaghadee, this fantastic detached bungalow offers a perfect blend of comfort and elegance. Set within a generous site of approximately one acre, the property boasts beautifully landscaped gardens both to the front and rear, featuring a well-established planting scheme that enhances its charm.

Upon entering, you are greeted by a spacious entrance hall, complete with a feature fireplace that sets a warm and inviting tone. The bungalow comprises four well-proportioned reception areas, two of which are adorned with fireplaces, providing ideal spaces for relaxation and entertaining. The accommodation includes three double bedrooms, two of which enjoy delightful sea views, allowing you to wake up to the soothing sights and sounds of the coast.

The kitchen is thoughtfully designed, open to an informal living and dining area, creating a sociable atmosphere for family gatherings. Additionally, a separate utility room adds practicality to daily living.

The property is further complemented by a range of outbuildings, including a detached garage, a summer house, and a workshop, offering ample storage and versatile usage options.

Conveniently located, this bungalow is just a short distance from Donaghadee town centre and mere minutes from the seafront, making it an ideal choice for those seeking a tranquil yet accessible lifestyle. With its stunning views and spacious living areas, this property is a rare find and presents an excellent opportunity for discerning buyers.



Key Features

- Fantastic Detached Bungalow On The Prestigious Warren Road
- Site Of Circa One Acre, With Sea Views To The Front And Fields To The Rear
- Three Double Bedrooms, Two With Sea Views
- Landscaped Gardens To Front and Rear With A Well Established Planting Scheme
- Four Well Proportioned Reception Areas, Two With Fireplaces
- Kitchen Open To Informal Living Room/Dining Room With Separate Utility Room
- A Range Of Outbuildings Including Detached Garage, Summer House And Workshop
- Close To Donaghadee Town Centre And Minutes From The Seafront



Accommodation

Comprises:

Entrance Porch

10'5" x 7'11"

Sea views, tiled flooring, door to entrance hall.

Entrance Hall

Feature fireplace with brick surround, hearth and wooden mantle, wooden floors, panelled walls.

Dining Room

12'4" x 23'11"

Dual aspect views, undisturbed sea views, wooden floors, feature fireplace with tiled hearth, tiled surround and wooden mantle, bay window to front and rear.

Living Room

14'11" x 23'11"

Dual aspect views, undisturbed sea views, wooden floors, open fireplace with granite surround, hearth and mantle.

Family Room

9'5" x 19'7"

Overlooking rear garden, wooden floor.

Bedroom 1

12'11" x 11'5"

Double bedroom, wooden floors, bay window with sea views.

Bedroom 2

12'4" x 12'11"

Double bedroom, bay window with sea views, built in wardrobe, inset wash hand basin with mixer tap.

Bedroom 3

11'6" x 10'5"

Double room, bay window.

Shower Room

Modern white suite comprising walk in shower enclosure with glazed screen and overhead shower, low flush wc, bidet, vanity unit with mixer tap and storage, partially tiled walls, heated towel rail.

Kitchen

9'10" x 15'2"

Fitted kitchen with a range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, plumbed for dishwasher, four ring electric hob, stainless steel extractor fan and hood, space for fridge freezer, integrated oven, partially tiled walls, recessed spotlights, open through to lounge room.

Utility Room

6'3" x 7'9"

Range of high and low level units, plumbed for washing machine, space for tumble dryer.

Lounge/Informal Dining Room

Dual aspect views, space for dining.

Outside

Front: sweeping driveway in stone, area in lawn, mature trees and hedging, sea views, raised patio area to front door.

Rear: parking area, area in lawn, gate for bin access, continued stone driveway leading to storage shed, mature plants, shrubs, hedging and trees, outside tap, outside light, parking area, detached garage, summer house, workshop, outhouse, semi rural views.

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



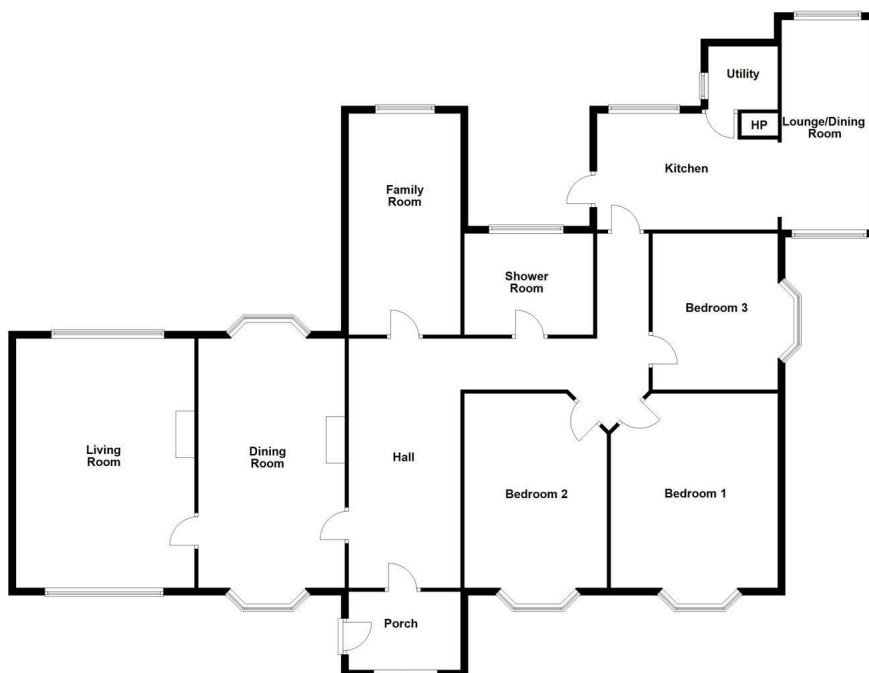








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	35	
(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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