

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**37-39 HIGH STREET,
DONAGHADEE, BT21 0AQ**

OFFERS AROUND £299,950

Donaghadee is a thriving and expanding coastal town currently experiencing significant development both in its centre and surrounding areas. With many historic buildings undergoing high-quality renovations, the town has seen a surge in interest from both homebuyers and investors. The addition of two new residential developments is set to further enhance Donaghadee's appeal.

This exceptional property presents a rare opportunity to acquire a spacious 4/5 bedroom period home full of character, alongside a tenanted commercial unit. The shop benefits from excellent street frontage and generous rear storage, currently generating an annual rental income of £9,600 (plus rates).

Upon entering the residence, you are welcomed into a large reception space featuring an inglenook-style fireplace. This flows into a charming dining area and a sleek, galley-style kitchen fitted with a range of contemporary units and integrated appliances.

The first floor hosts three generously sized double bedrooms, two with modern ensuite facilities. One of these rooms is currently used as a reception space. Also on this level is a guest WC and a second living area, which offers picturesque views over the town centre and promenade. From here, French doors open onto a spacious sun terrace, an inviting, private outdoor retreat perfect for entertaining or relaxing.

On the top floor are two further double bedrooms, each featuring eaves storage and Velux-style windows, adding light and charm to the space.

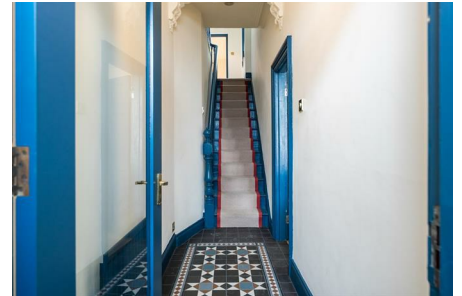
This property is a truly rare find, combining size, character, and central location, ideal for those seeking a unique home with income potential.

Early viewing is highly recommended as interest is expected to be high in this stunning and versatile period residence.



Key Features

- Beautiful Modernised Terrace House With An Abundance Of Original Features and Adjoining Commercial Unit
- Four / Five Bedrooms, Two With Ensuite Shower Rooms
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Within Walking Distance Of Local Amenities, Schools, Main Arterial Routes And The Harbour/Seafront
- Modern Galley Kitchen With A Great Range Of Units
- Family Bathroom Comprising Of White Suite
- Large Sun Terrace to Rear, Accessed Through The Third Reception Room/Bedroom Five
- Commercial Unit Currently Generating An Annual Rental Income of £9,600 (Plus Rates)



Accommodation Comprises:

Entrance Hall

Living Room

22'9" x 8'3"

Inglenook style feature fireplace with wooden beam mantle, wood panelled flooring.

Kitchen

24'7" x 5'5"

Modern range of high and low level 'ivory white' units with wood effect laminate work surfaces, inset single drainer one and a quarter bowl stainless steel sink unit with mixer taps, built in double oven, gas hob, stainless steel extractor fan and hood, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, cupboard for gas fired boiler, recessed spotlighting, partly tiled walls and solid oak panelled flooring.

Rear Porch

Cloakroom space, tiled floor, space for tumble dryer, laminate work surface.

First Floor

Landing

Access to roofspace.

Living Room

15'2" x 11'4"

Solid oak panelled flooring, ceiling rose.

Lounge/Study

11'2" x 9'9"

Solid Oak panelled flooring and access to Balcony.

Bedroom 1

13'5" x 10'4"

Wood laminate flooring.

Ensuite Shower Room

Modern white suite with built in shower cubicle, tiled walls and folding shower door, vanity unit with mixer taps, tiled splashback, low flush wc, feature chrome wall mounted radiator, ceramic tiled floor, recessed spotlighting and extractor fan.

Bedroom 2

17'8" x 9'3"

Range of built in robes and shelving and wood laminate flooring.

Ensuite

Modern white suite comprising panelled bath with mixer taps, built in shower cubicle with folding shower screen, pedestal wash hand basin with mixer taps, low flush wc, fully tiled walls, ceramic tiled floor, feature chrome wall mounted radiator and recessed spotlighting.

Bathroom

White suite comprising pedestal wash hand basin with mixer taps, tiled splashback, low flush wc, ceramic tiled floor and recessed spotlighting.

Balcony

19'2" x 23'5"

Second Floor

Landing

Bedroom 3

11'4" x 10'6" (average points)

Velux type window and eave storage.

Bedroom 4

12'3" x 9'9" (average points)

Velux type window and eave storage.

Commercial Unit:

Shop

11'7" x 23'2"

Store

14'7" x 9'3"

Office

5'4" x 13'7"

WC

White suite comprising of wall mounted wash hand basin with mixer tap and low flush w/c

Storage Room

10'2" x 24'6"

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











| 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 | 50 | 51 |
| (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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