

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

41-43 High Street, Donaghadee, BT21  
0AQ

**028 9188 8000**

[donaghadee@ulsterpropertysales.co.uk](mailto:donaghadee@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**SEA SPRAY HOUSE, 2  
VESTER COVE,**

**OFFERS OVER £474,950**



Located in the Vester Cove area of Donaghadee, this stunning detached house offers a perfect blend of modern living and coastal charm. Spanning an impressive 1,900 square feet, this property, built in 2006, boasts a spacious and adaptable layout that currently features three well-appointed bedrooms, primary with en-suite, with the potential to easily convert back to four if desired.

The heart of the home is the open plan kitchen, living, and dining area, which showcases luxury kitchen units and quartz work surfaces, making it ideal for both everyday living and entertaining.

The living room features an inglenook style fireplace and a vaulted ceiling that enhances the sense of space, seamlessly flowing into a delightful sunroom that invites natural light and offers lovely views of the surrounding area.

Additional highlights of this property include an integrated double garage with utility space and electric roller doors, ensuring practicality and ease of access. A guest WC on the ground floor and a family bathroom on the first floor provide ample facilities for family and guests alike.

The exterior of the home is equally impressive, with beautifully landscaped areas to the front, side, and rear, featuring a lush lawn, mature trees, and hedging that provide privacy and a touch of nature. Enjoy sea views from the decked entertaining areas, perfect for summer gatherings, while the tarmac driveway offers ample parking for multiple vehicles.

This exceptional home in Vester Cove is worth a viewing !



## Key Features

- Spacious Detached Home With Adaptable Accommodation In A Quiet Residential Development
- Kitchen Open To Bright Sunroom With Access To Raised Decked Entertaining Area
- Three Double Bedrooms, Primary With Ensuite And Option For Fourth Bedroom
- Double Garage With Electric Roller Doors And Utility Space
- No Onward Chain
- Open Plan Kitchen/Living/Dining Room With Luxury Kitchen And Range Of Integrated Appliances
- Ground Floor Guest WC And First Floor Family Bathroom With White Suite
- Landscaped Gardens To Front, Side And Rear And Tarmac Driveway With Parking For Multiple Vehicles
- Walking Distance To Donaghadee Town Centre And Minutes From Seafront



## Accommodation

### Comprises:

#### Entrance Hall

Space for storage under the stairs.

#### Guest WC

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc.

#### Kitchen/Living/Dining Room

29'9" x 14'6"

Luxury range of high and low level units, quartz work surfaces, integrated microwave, integrated double oven, four ring gas hob with stainless steel extractor fan and hood, integrated dishwasher, integrated fridge/freezer, island with breakfast bar, storage and sink unit with mixer tap, recessed spotlighting, tiled flooring, space for dining, space for family area.

#### Living Room

17'10" x 13'10"

Vaulted ceiling with Velux windows (electric blinds), Inglenook style fireplace with slate hearth and painted wooden surround and mantle, sliding doors to rear garden, recessed spotlighting, open to sunroom.

#### Sunroom

11'8" x 10'7"

Recessed spotlighting, access to rear decked entertaining area.

## Integral Double Garage

22'4" x 21'9"

Double garage with electric roller shutter doors, range of high and low level storage units, space for tumble dryer, plumbed for washing machine.

## First Floor

### Landing

Access to floored roofspace, storage areas including linen cupboard.

### Primary Bedroom

18'4" x 12'11"

Double room, recessed spotlighting, ensuite shower room, Velux type windows.

### Ensuite Shower Room

White suite comprising corner shower enclosure with overhead shower and glazed doors, low flush wc, vanity unit with sink, storage and mixer tap, heated towel rail, extractor fan.

### Bedroom 2

14'6" x 13'5"

Double room, built in robe (could be reconfigured to reinstate fourth bedroom).

### Bedroom 3

14'6" x 8'7"

Double room.

### Family Bathroom

White suite comprising panelled bath with mixer tap, low flush wc, corner shower with overhead shower and glazed doors, vanity unit with sink, storage and mixer tap, heated towel rail, tiled flooring, recessed spotlighting, extractor fan.

## Outside

Front: area in lawn, hedging, tarmac driveway with parking for multiple vehicles, access to double garage with twin electric doors, paved walkway.

Side and Rear: areas in lawn, mature hedging and trees, decked entertaining area, tap and light, space for shed, side gate for bin access and sea 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](http://www.legislation.gov.uk)







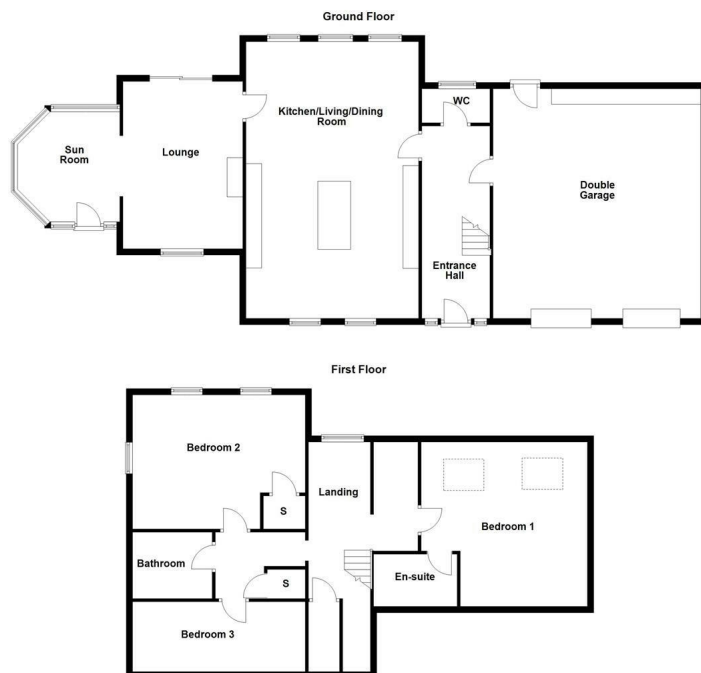












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 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.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark