

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 PARK AVENUE,
DONAGHADEE, BT21 0EB**

OFFERS AROUND £524,950

Located on the charming Park Avenue area of Donaghadee, this splendid semi-detached Victorian house, built in 1902, offers a delightful blend of original features and modern comforts. Spanning an impressive 2,540 square feet, the property boasts six generously sized bedrooms, including a primary suite complete with an en-suite bathroom and a walk-in wardrobe, providing a perfect retreat for relaxation.

The home features four inviting reception areas, ideal for both entertaining guests and enjoying family time. The large kitchen, complemented by a separate utility room, is designed for practicality and ease, making it a joy for any home cook. Additionally, a convenient ground floor guest WC enhances the functionality of the living space.

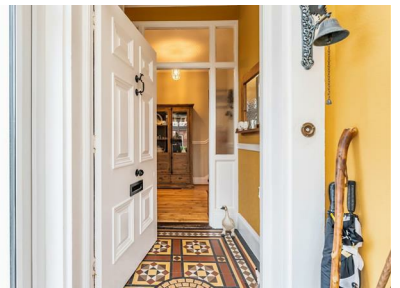
Outside, the property truly shines with a fantastic outdoor entertaining area. This space is perfect for hosting gatherings, featuring a bar, ample seating, and room for an outdoor kitchen, allowing for delightful al fresco dining during the warmer months. The double detached garage, complete with a mechanics pit, offers both storage and the potential for automotive enthusiasts.

Accessed at the rear from Carnathen Lane and enjoying a deceptively large plot, this home is not only a testament to Victorian architecture but also a wonderful family residence in a sought-after location. With its blend of historical charm and modern amenities, this property is a rare find and is sure to appeal to those seeking a spacious and inviting home in Donaghadee.



Key Features

- Beautiful Victorian Semi Detached Property On The Popular Park Avenue In Donaghadee
- Six Good Sized Bedrooms, Primary With En-suite And Walk In Wardrobe
- Four Reception Areas, Three With Fireplaces
- Landscaped Rear Garden With Outdoor Bar And Entertaining Area
- Within Walking Distance Of Seafront, Town Centre And It's Wide Range Of Amenities
- Tarmac Driveway With Space For Multiple Vehicles, Double Detached Garage With Mechanics Pit
- Well Maintained Internally And Externally And Decorated To a Good Standard
- Viewing Is Highly Recommended To Appreciate The Size And Finish Of This Exceptional Home



Accommodation Comprises:

Entrance Porch

Tiled flooring.

Inner Porch

Tiled flooring, corniced ceiling, glazed door to:

Entrance Hall

Reclaimed wooden flooring, dado rail, corniced ceiling, ceiling rose.

Dining Room

16'4" x 13'1"

Open fire with marble surround, tiled hearth and cast iron inset, picture rail, corniced ceiling, ceiling rose, wood laminate flooring, views of The Moat.

Living Room

18'4" x 11'11"

Side bay window, gas fire with slate hearth, marble surround and cast iron and tiled inset, picture rail, corniced ceiling, ceiling rose.

Family Room

12'11" x 12'6"

Open fire with marble hearth, carved wooden surround and mantle, tiled inset, corniced ceiling, door to kitchen, sliding doors to conservatory.

Conservatory

12'11" x 6'11"

Wood flooring, power and light, door to side garden.

Kitchen

15'1" x 12'11"

Range of high and low level units, laminate work surfaces, feature glazed units, integrated plate racks, integrated fridge/freezer, space for range cooker, extractor fan and hood, integrated dishwasher, one and a quarter "Franke" sink with mixer tap, recessed spotlighting, Chinese slate flooring, space for dining.

Rear Hall

Chinese slate flooring, door to side garden, dado rail.

Utility Room

Range of low level units, laminate work surfaces, stainless steel sink with built in drainer, plumbed for washing machine, space for tumble dryer, space for American style fridge/freezer, Chinese slate flooring.

Guest WC

White suite comprising pedestal wash hand basin with vanity unit, low flush wc, Chinese slate flooring, part tiled walls, extractor fan.

First Floor Return

Landing

Dado rail, corniced ceiling, ceiling rose.

Bathroom

Luxury white suite comprising free standing bath with telephone hand shower set, pedestal wash hand basin, walk in shower enclosure with overhead shower and glazed screen, "Bayswater" low flush wc, wall mounted chrome radiator, tiled flooring, recessed spotlighting, extractor fan.

Bedroom 6

13'10" x 11'11"

Built in wardrobes.

First Floor

Landing

Corniced ceiling.

Bedroom 3

13'10" x 11'11"

Double room, sea views.

Bedroom 2

13'1" x 12'11"

Double room, sea views, Moat views, dado rail, feature fireplace.

Second Floor Return

Landing

Primary Bedroom

12'7" x 10'7"

Double room, ensuite shower room, walk in wardrobe, recessed spotlighting.

En-Suite Shower Room

White suite comprising vanity unit with sink and storage, low flush wc, corner shower enclosure with overhead shower and glazed doors, wall mounted radiator, vinyl flooring, part tiled walls, extractor fan, recessed spotlighting.

Walk In Wardrobe

8'4" x 4'0"

Second Floor

Landing

Dado rail, Velux type window.

Bedroom 4

13'8" x 12'0"

Double room, corniced ceiling, picture rail, sea views.

Bedroom 5

13'1" x 12'9"

Double room, feature fireplace, picture rail, corniced ceiling, sea views, Moat views.

Outside

Front: Tarmac driveway for multiple vehicles, e car charge point, Side and Rear: Enclosed yard, mature plants, shrubs, hedging and trees, raised beds, boiler house with oil fired boiler, fully enclosed rear garden, area in lawn, oil storage tank, paved walkway to summerhouse, paved entertaining area, greenhouse, outside bar area (fully fitted), access to double garage, space for outdoor kitchen, outside tap, outside light.

Detached Double Garage

20'7" x 17'5"

Built in storage, double up and over doors, mezzanine storage, power and light, mechanics pit.











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		
(21-38) F	41	48
(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.

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.

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