

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 WARREN ROAD,
DONAGHADEE, BT21 0DS**

OFFERS OVER £299,950

Located in the charming Coastguard Cottages on Warren Road, this delightful Victorian terraced house, built in 1897, offers a perfect blend of period character and modern living. Spanning approximately 1,200 square feet, the property features three well-appointed bedrooms, making it an ideal home for downsizers, relocators or anyone looking for something special.

On the ground floor, you will find a comfortable bedroom complete with an ensuite shower room, providing convenience and privacy. The two additional double bedrooms on the first floor are generously sized and benefit from built-in wardrobes, ensuring ample storage. A modern shower room on this level adds to the practicality of the home.

The large living room is a standout feature, boasting dual aspect views that fill the space with natural light. The open fire and window shutters create a warm and inviting atmosphere, perfect for cosy evenings in. The luxury kitchen is a chef's dream, offering a good range of units and ample space for dining, with direct access to a charming courtyard, ideal for al fresco dining or enjoying a morning coffee.

Additional conveniences include a separate utility room with rear access, enhancing the functionality of the home. The cottage-style garden at the front adds to the property's appeal, providing a quaint outdoor space to relax and unwind.

Located just minutes from the seafront, this property is surrounded by a wealth of amenities, including shops, restaurants, and the vibrant community of Donaghadee. This home is not just a place to live; it is a lifestyle choice, offering the perfect balance of comfort, style, and convenience in a picturesque setting.



Key Features

- Stunning Cottage Style Property In The Popular Coastguard Cottages On Warren Road
- Luxury Kitchen With A Good Range Of Integrated Appliances And Space For Dining
- Fully Fitted Utility Room With Gas Boiler And Rear Access
- First Floor Bathroom With Modern White Suite
- Large Living Room With Original Features, Open Fire And Dual Aspect Views
- Ground Floor Double Bedroom With En-suite Shower Room
- Two Double Bedrooms On First Floor, Both With Built In Robes
- Minutes From Donaghadee Town Centre, Seafront And Wide range Of Amenities



Accommodation

Comprises:

Entrance Hall

Original tiled flooring.

Living Room

16'8" x 13'5"

Wooden flooring, dual aspect views, window shutters, open fire with tiled hearth, decorative tiled inset and carved wooden surround and mantle, ceiling rose, under stair storage cupboard.

Kitchen/Dining Room

15'8" x 10'2"

Luxury range of high and low level units, granite work surfaces and upstands, "Belfast" style ceramic sink with mixer tap, integrated AEG oven, Neff 4 ring gas hob with integrated extractor fan and granite splashback, integrated fridge/freezer, integrated dishwasher, space for dining, recessed spotlighting, tiled flooring, door to courtyard.

Bedroom 3

11'1" x 8'6"

Double room, two velux type windows with remote control, built in robe, ensuite shower room.

En-suite Shower Room

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, walk in shower enclosure with overhead shower and glazed door, tiled flooring, velux type window.

Utility Room

10'5" x 5'6"

Range of low level units with granite work surfaces and upstands, single sink with mixer tap and built in drainer, plumbed for washing machine, built in storage with gas boiler, wall mounted radiator, tiled flooring, access to rear.

First Floor

Landing

Wooden flooring, access to roofspace.

Bedroom 2

14'1" x 9'10"

Double room, built in robes, ceiling rose.

Bathroom

White suite comprising pedestal wash hand basin, low flush wc, walk in shower enclosure with overhead shower and glazed screen, panelled walls, panelled ceiling, recessed spotlighting, extractor fan, wall mounted chrome radiator, wooden flooring.

Bedroom 1

16'4" x 8'6" (not including robes)

Double room, built in robes, built in shelving, ceiling rose.

Outside

Front: Cottage style garden with area in stone, mature plants and shrubs, walkway.

Rear: Paved courtyard with area for entertaining, outside light, further rear access via utility room.

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



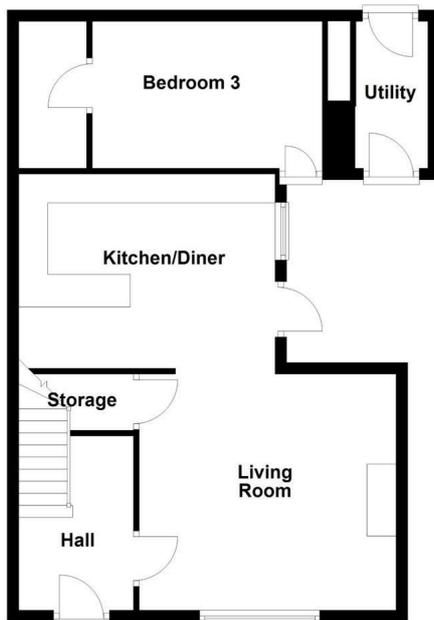




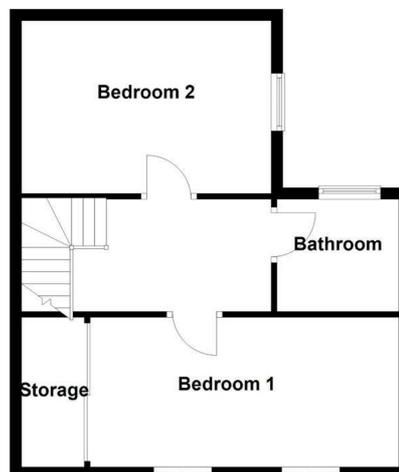




Ground Floor



First Floor



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		55	58
(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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