

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**11 NEW ROAD,
DONAGHADEE, BT21 0DR**

OFFERS AROUND £320,000

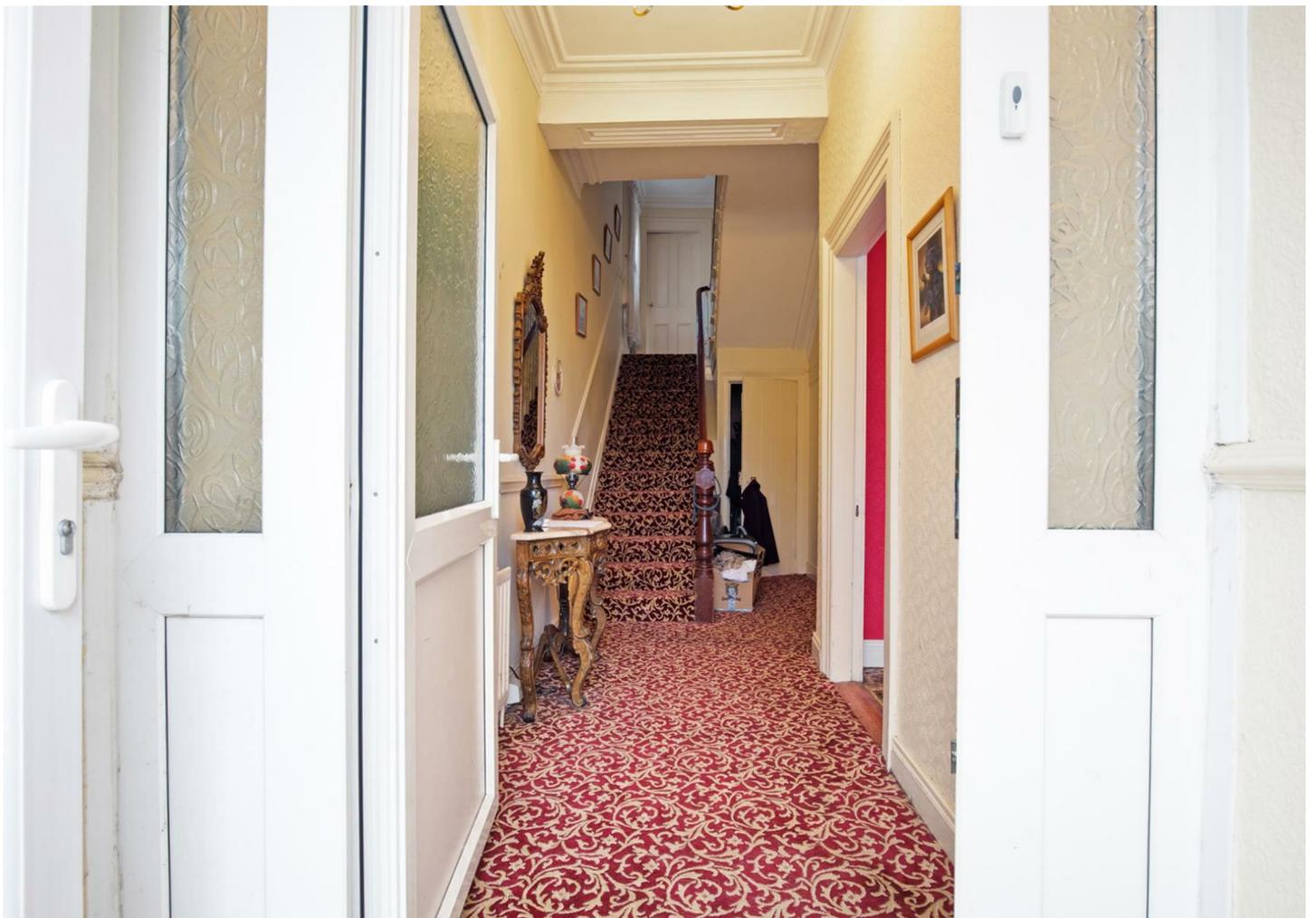
Positioned on the charming New Road in Donaghadee, this beautiful period home, built in 1910, offers a delightful blend of classic character and modern convenience. Spanning an impressive 1,894 square feet, this terraced house is perfect for families or those seeking a spacious residence in a vibrant community.

There are three inviting reception rooms, two of which feature traditional open fireplaces, creating a warm and welcoming atmosphere. The first-floor reception room boasts stunning sea views, making it an ideal spot for relaxation or entertaining guests. The modern kitchen is well-equipped with a good range of units and a breakfast bar area, perfect for casual dining or morning coffee.

The property comprises three generously sized bedrooms, each with its own unique charm. Two of the bedrooms feature attractive fireplaces, adding to the home's character, while the family bathroom is fitted with a classic white suite and a separate WC, ensuring convenience for all.

Step outside to discover a delightful rear courtyard, complete with an entertaining area and an outhouse, providing ample space for outdoor gatherings or simply enjoying the fresh sea air. The property also offers lovely sea views, enhancing the overall appeal of this wonderful home.

Located within walking distance to the seafront, promenade, and all local amenities, this property is perfectly situated for those who appreciate coastal living. With its blend of period features and modern comforts, this home on New Road is a rare find and not to be missed.



Key Features

- Beautiful Period Home On The Popular New Road In Donaghadee
- Three Good Sized Bedrooms, Two With Feature Fireplaces, One With Sea Views
- Rear Courtyard With Entertaining Area, Outhouse And Sea Views
- Walking Distance To Seafront, Promenade And All Local Amenities
- Three Reception Rooms, Two With Open Fireplaces, One On First Floor With Sea Views
- Modern Kitchen With A Good Range Of Units And Breakfast Bar Area
- Family Bathroom With White Suite And Separate WC
- Viewing Is Highly Recommended For This Charming Period Home



Accommodation

Comprises:

Entrance Porch

4'11" x 3'11"

Tiled flooring, dado rail, picture rail, glazed door to entrance hall.

Entrance Hall

Under stair storage, cloakroom, dado rail, corniced ceiling.

Dining Room

16'4" x 13'9"

Bay window, corniced ceiling, picture rail, open fire with tiled hearth, decorative tiled inset and granite surround and mantle.

Living Room

13'9" x 12'9"

Open fire with decorative tiled inset and carved wooden surround and mantle, corniced ceiling, built in shelving.

Kitchen

11'5" x 9'10"

Modern range of high and low level units, wood effect work surfaces and upstands, breakfast bar area, integrated "Hotpoint" oven, integrated 4 ring hob with extractor fan and hood, single stainless steel sink with mixer tap and built in drainer, integrated dishwasher, tiled flooring, door to rear courtyard.

First Floor

Landing

Corniced ceiling.

Bathroom

White suite comprising corner shower enclosure with overhead shower and glazed doors, pedestal wash hand basin with mixer tap, low flush wc, tiled walls, vinyl flooring, hot press with storage.

Guest WC

White suite comprising wall mounted wash hand basin, high flush wc, wood effect flooring, panelled walls.

Bedroom 2

12'5" x 12'5"

Double room, built in robe, feature cast iron fireplace, corniced ceiling.

Formal Living Room

19'8" x 16'4"

Sea views, bay window, Inglenook style fireplace with marble hearth, brick inset, stove and wooden beam mantle, picture rail, corniced ceiling.

Landing

Bedroom 1

18'0" x 13'1"

Double room, sea views.

Bedroom 3

11'1" x 10'9"

Velux style window, feature cast iron fireplace.

Outside

Front: Area in lawn, pathway, mature plants, shrubs, hedging and trees.

Rear: Courtyard, boiler house, storage room, sea views, outside light, outside tap.

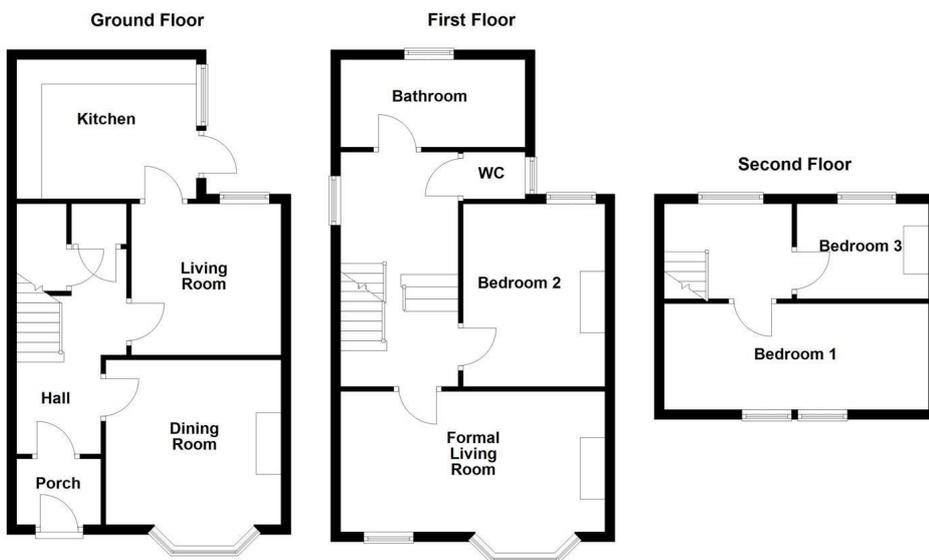
Boiler house: Oil fired boiler, plumbed for washing machine, space for tumble dryer.











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		51	54
(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.

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.

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ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
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GLENGORMLEY
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