

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 8, WARREN MANOR,  
WARREN ROAD,**

**OFFERS AROUND £350,000**

Occupying a prime position along the prestigious Warren Road in Donaghadee, this exceptional second floor apartment boasts truly spectacular panoramic views stretching across the Irish Sea towards the stunning Copeland Islands and beyond. One of Northern Ireland's most desirable seaside towns, Donaghadee continues to flourish, and with demand for homes in this thriving coastal location stronger than ever, this property offers a rare opportunity to embrace an enviable lifestyle by the sea.

Extending to a generous and well-designed layout, at circa 1200 sq ft, the apartment is both elegant and welcoming throughout. The accommodation comprises two spacious double bedrooms, including a superb principal suite with ensuite shower room, a bright living room, and open plan kitchen and dining space perfectly positioned to maximise the breathtaking views, a utility and a family bathroom. The property is further enhanced by allocated parking and exceptionally well-presented communal areas.

A home of this calibre and setting rarely comes to the market – early viewing is strongly recommended to avoid disappointment, as this superb apartment is certain to attract significant interest.



## Key Features

- Beautiful Second Floor Apartment In A Secure And Attractive Building With Lift And Allocated Parking
- Open Plan Kitchen, Living, Dining Room And Second Reception, Both With Uninterrupted Sea Views
- Tastefully Finished Throughout And Decorated To A High Standard
- Within Minutes Of The Seafront And In Close Proximity To The Bustling Donaghadee Town Centre
- Two Double Bedrooms, Primary With Ensuite Shower Room, Built In Robes And Balcony
- Well Maintained And Attractive Development On Prestigious Warren Road With Landscaped Communal Gardens
- Gas Fired Central Heating And uPVC Double Glazed Windows



### Accommodation

#### Comprises:

#### Entrance Hall

Intercom, storage.

#### Kitchen/Dining Room

23'9" x 12'6"

Range of high and low level units, breakfast bar, integrated fridge freezer, integrated four ring hob with stainless steel extractor fan, integrated oven, 1 & 1/4 stainless steel single drainer sink with mixer tap, wine rack, integrated dish washer, partly tiled walls and fully tiled flooring, double doors to living room, uninterrupted sea views.

#### Living Room

25'3" x 12'10"

Fireplace with inset electric fire, solid oak mantle with marble surround and hearth, uninterrupted sea views.

#### Utility Room

Range of high and low level units, stainless steel sink with mixer tap and tiled splash back, plumbed for washing machine, tiled floor, partly tiled walls, extractor fan.

#### Bedroom 1

Built in sliding wardrobes, double patio doors to south facing balcony.

#### Ensuite

Range of low level units with spotlights, inset sink with mixer tap, inset low flush WC, panelled bath with hand shower set and mixer tap, fully tiled walls and floor, two extractor fans.

#### Bedroom 2

Built in storage.

#### Bathroom

Suite comprising pedestal wash hand basin with mixer tap, low flush WC, corner shower enclosure, fully tiled walls, tiled floor and extractor fans.

#### Storage

#### Outside

Front: communal garden areas with flower beds, feature stones and mature shrubs.

Rear: two allocated parking spaces, communal garden with flower beds & feature stones.



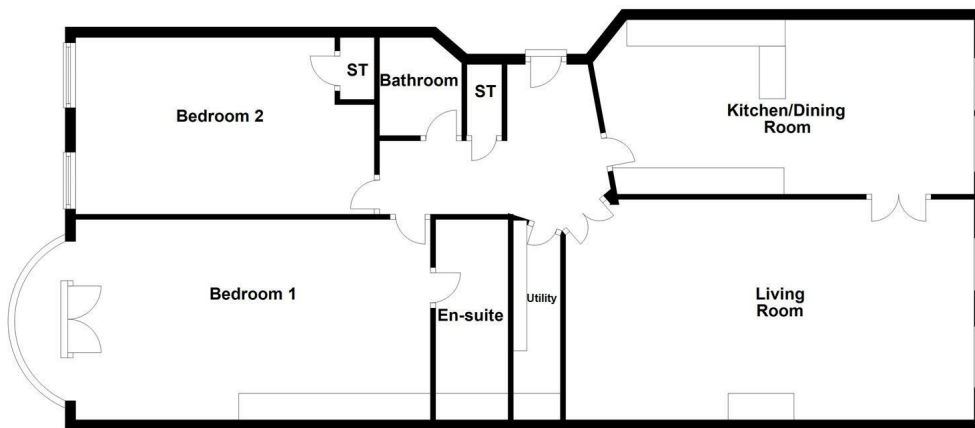








Ground Floor



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		
(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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