



4 SHORE STREET

DONAGHADEE BT21 0DG

Offers Around
£474,950



HOUSE - TERRACED | 4 | N&B | 2

Surely one of the last opportunities to purchase a property in the heart of Donaghadee with residential and commercial development options available. This property is steeped in history and is well renowned for its charm, character and location. Situated along the shore front there are stunning uninterrupted views of the lighthouse, Copeland Islands and beyond.

The ground floor comprises two bedrooms, which used to be commercial units but could be reception/living accommodation, as well as an office, kitchenette and WC. Upstairs evenly distributed over the other floors are two additional bedrooms, including master with en suite bathroom, separate shower room, conservatory, study, utility room, kitchen and, undoubtedly the room of the house, a magnificent living room with cast iron gas stove and stunning views, open plan to dining area spanning the entire width of the house. There is a driveway and garage accessed via remote controlled door which leads to an extensive covered parking area with space for numerous vehicles. There would be potential to develop this area or incorporate it into the main part of the house subject to necessary approvals.

Outside there is a courtyard accessed via the conservatory which also offers pedestrian access to the rear. Other benefits include previously passed plans to extend the property on first and second floor levels providing an extra bedroom and living accommodation. Please note that these plans have now lapsed.

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all Estate Agents are required to verify the identity of purchasers involved in a property transaction.

To comply with these obligations, all purchasers will be required to complete Customer Due Diligence (AML) identity checks. These checks are carried out on our behalf by our trusted third-party provider, Thirdfort.

A charge will apply of £20 + VAT per purchaser.



KEY FEATURES

- One of the Last Remaining Opportunities to Purchase a Property with Residential, Commercial and Development Options
- Shore Front Location with Stunning Views of Picturesque Lighthouse, Harbour, Copeland Islands, Donaghadee Sound and Beyond to Irish Sea
- Versatile and Flexible Accommodation
- Property Steeped in History
- Ground Floor with Former Antique Dealers
- Two Ground Floor Rooms Which Could be Bedrooms, Living Accommodation or Commercial Units
- Ground Floor Office
- Ground Floor WC
- Ground Floor Kitchenette
- Magnificent Living Room with Cast Iron Gas Stove, Open Plan to Dining Area Which Spans the Width of the Property, Stunning Sea Views
- Kitchen with Stunning Sea Views
- Conservatory
- Two Bedrooms, Both with Stunning Sea Views
- Master Bedroom with En Suite Bathroom
- Additional Separate Large Shower Room
- Study
- Utility Room
- Gas Fired Heating
- uPVC Double Glazed Windows
- Driveway and Parking Area Accessed via Remote Control Door Leading to Extensive Covered Parking Area for Numerous Vehicles, Potential for Development or to Incorporate Back into the Property Subject to Necessary Approvals
- Delightful Terrace Courtyard in Attractive Brick Paviour
- Pedestrian Access to Rear
- Prime Town Centre Location with Excellent Convenience to Shops, Amenities, Cafes and Restaurants
- Plans Previously Passed for First and Second Floor Extension Providing Extra Bedroom and Living Accommodation, These Plans Have Now Lapsed



ROOM DETAILS

GROUND FLOOR

Enclosed Entrance
Porch:

Family Room/Shop
Unit One:
20'6" x 15'4"

Office:
14'1" x 6'9"

Kitchenette:

Shop Unit
Two/Playroom/Dining
Room:
20'6" x 11'7"

Ground Floor WC:

FIRST FLOOR

Utility Room:
7'1" x 7'5"

Landing:
Master Bedroom:
14'12" x 11'4"

Ensuite Bathroom:
Bedroom Two:
15'9" x 10'12"

Shower Room:
Study:
7'4" x 7'7"

Conservatory:
11'6" x 9'2"

Magnificent Open
Plan Living Room to
Dining/Family
32'4" x 19'6"

Kitchen:
14'12" x 9'8"

OUTSIDE
Parking/Storage
Area
37'8" x 21'8"

OUTSIDE





FLOOR PLANS



DIRECTIONS

Heading into Donaghadee along Warren Road, which becomes Shore Street, Number 4 is on your right hand side.



THE LOCAL AREA



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	54	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

OUR BRANCHES

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