



47 NEWTOWNARDS ROAD

Donaghadee BT21 0PY

Offers Around

£529,950



HOUSE

| 5  | 2  | 4 

Situated on the outskirts of the picturesque coastal town of Donaghadee, this exceptional detached family home offers charm, character and spacious, flexible accommodation. Finished to an excellent standard throughout, it is ready to move into and enjoy.

The split-level layout includes a drawing room with Inglenook fireplace and multi-fuel stove, a sitting room, and a superb in-frame hand-painted kitchen with solid wooden units and quartz worktops, open plan to a casual dining/family area. Two bedrooms, including a primary with en suite, plus a cloakroom with WC complete the ground floor. The lower level features a family room with wooden flooring and French doors to the courtyard, three further bedrooms—one with an en suite wash room—and an annexe with open plan living/kitchen area. A five-piece bathroom and an office with solid oak flooring add further versatility.

The mature landscaped gardens are equally impressive, with lawns, colourful planting, trees, shrubs, extensive paved terraces, pathways, a summer house and large storage shed. Two loose-stone parking areas provide ample space for cars, boats or caravans, and a timber decked terrace offers an additional seating area. The property also benefits from oil-fired central heating, uPVC double glazing, a utility room and a butler's pantry.

Conveniently located for Donaghadee, Newtownards and Bangor, the home is close to local shops, cafés, restaurants, the harbour and lighthouse, as well as extensive sporting facilities. Homes of this quality rarely come to market, and early viewing is highly recommended.



KEY FEATURES

- Charm, Character and Ambiance in Abundance
- The Property is Deceptively Spacious with Versatile
- Well Presented Throughout Leaving Little Left to Do but Move in and Enjoy
- Drawing Room with Inglenook Fireplace
- Cast Iron Multi Fuel Burning Stove
- Sitting Room
- Family Room with Solid Wooden Floor
- uPVC Double Glazed French Doors to Outside
- Superb In-Frame Kitchen
- A Range of Hand Painted Solid Wooden Units and Quartz Work Surfaces
- Large Island Unit
- Utility Room



ROOM DETAILS

GROUND FLOOR	En Suite Shower Room	Bedroom Three 11'9" x 9'9"	Summer House
Entrance	Bedroom Five 10'2" x 7'9"	Bedroom Four 15'3" x 9'7"	Large Storage Shed
Reception Hall	Cloakroom with WC	En Suite Wash Room	Boiler House
Drawing Room 19'7" x 14'	Stairs to Lower Level	Annexe Living Area Open Plan to Kitchen Area 18' x 11'9"	
Sitting Room 10'10" x 10'	LOWER LEVEL	Kitchen Area	
Superb Kitchen Open Plan to Dining Area 19'7" x 11'8"	Reception Hall	Office 6' x 8'10"	
Utility Room	Family Room 19'4" x 13'8"	Bathroom	
Bedroom One 15'2" x 11'9"	Butlers Pantry	OUTSIDE	
	Bedroom Two 21'2" x 9'8"		





FLOOR PLANS



All measurements are approximate and for display purposes only



DIRECTIONS

From Donaghadee head straight down the Newtownards Road and number 47 will be on your right.



THE LOCAL AREA

Heading out of Donaghadee on Bridge Street, turn left onto Newtownards Road. Continue on for approx a mile and No 47 will be on the right.



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		
	63	76
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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