



138 WARREN ROAD

Donaghadee BT21 0PQ

Offers Around

£1,800,000



HOUSE - DETACHED

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- Quite Simply Exceptional Detached Family Home Constructed in 2006 And Extending to Around 8,000 Square Feet
- Arguably One of North Down's Iconic and Sought After Properties
- Prestigious and Highly Regarded Address Along Warren Road
- Stunning Views of Donaghadee Sound, Copeland Islands, Irish Sea and Beyond
- Finished to the Highest of Standards Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Bright, Spacious and Flexible Accommodation Offering a Host of Different Layouts to Suit the Needs of the Home Owners
- Double Teak Doors with Bronze Furniture to Enclosed Entrance Porch
- Enclosed Entrance Porch with Italian Marble Tiled Floor, Sea Views and French Doors with Leaded Insets to Entrance Lobby and Circular Hall
- Entrance Lobby and Circular Hall with Italian Polished Marble Floor, Ceiling Speakers and Media Keypad
- Drawing Room with Feature Cathedral Vaulted Ceiling, Walnut Parquet Floor with Double Oak Inlay, Attractive Limestone Fireplace Imported from Italy, Ceiling Speakers and Remote Controlled Media System



ROOM DETAILS

Ground Floor	SUPERB FITTED	JACK AND JILL WASH	DRESSING ROOM:
ENCLOSED	KITCHEN WITH	ROOM WITH	GUEST ROOM:
ENTRANCE PORCH:	CASUAL DINING	GARAGE:	(14'10" x 14'4")
SPACIOUS	AREA AND	GYM:	ENSUITE SHOWER
RECEPTION HALL:	(31'2" x 16'5")	(15'3" x 12'9")	ROOM:
DOWNSTAIRS WC:	PANTRY:	SHOWER ROOM:.	BEDROOM (3):
DRAWING ROOM:	(9'10" x 8'3")	STAIRCASE TO	(16'5" x 16'2")
(39'1" x 21'1")	UTILITY ROOM:	SPACIOUS CIRCULAR	BEDROOM (4):
DINING ROOM:	(14'5" x 10'6")	LANDING:	(15'8" x 19'9")
(29'2" x 18'11")	SHOWER ROOM:	(21'0" x 11'4")	BEDROOM (5):
FAMILY ROOM:	INTERNAL STAIRS:	MAIN BEDROOM	(14'4" x 10'9")
(20'11" x 19'10")	HALLWAY:	SUITE:	BATHROOM:
SUN ROOM:	SECOND UTILITY	BEDROOM (2):	Outside
(21'3" x 18'6")	ROOM:	ENSUITE	INTEGRAL GARAGE:
	(17'11" x 8'1")	BATHROOM:	(19'6" x 19'1")
	CINEMA ROOM:		UTILITIES ROOM:
	(32'4" x 20'0")		



DIRECTIONS

Heading into Donaghadee from Groomsport or Bangor along Warren Road, number 138 is on your right.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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